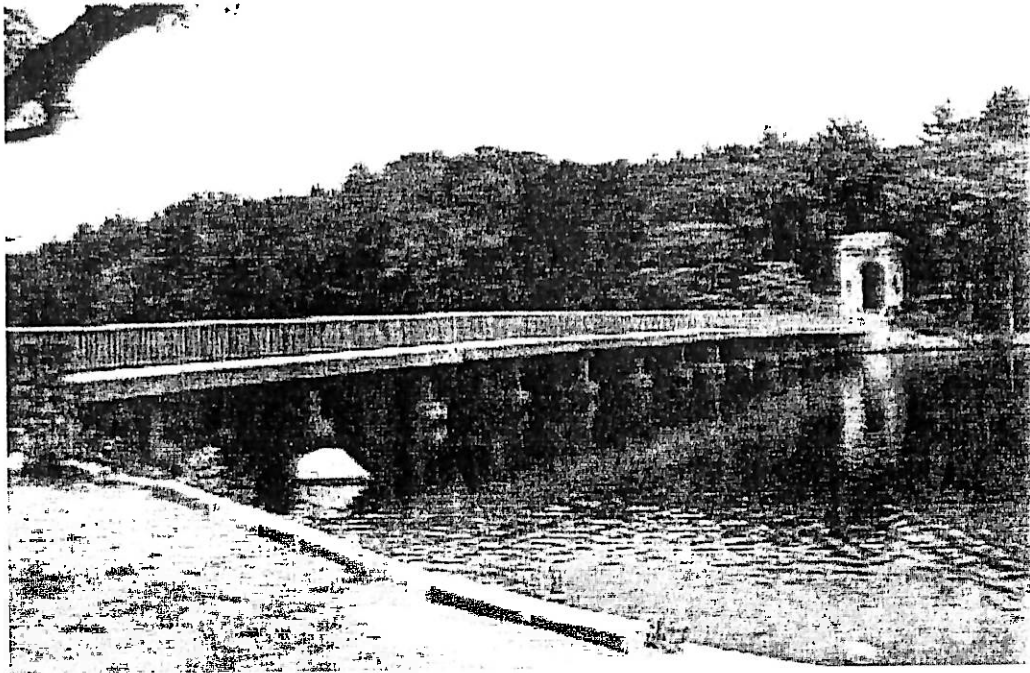


ABINGTON OPEN SPACE AND RECREATION PLAN UPDATE



October, 2015



**Abington Conservation Commission
Old Colony Planning Council
70 School Street
Brockton, MA 02301**

Cover: Wilson Memorial Bridge and Arch, Island Grove Pond

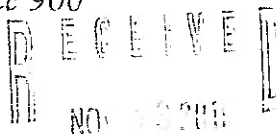


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November 6, 2015

Pasquale Ciaramella
Old Colony Planning Council
70 School Street
Brockton, MA 02301-4097

Re: Open Space and Recreation Plan

Dear Mr. Ciaramella:

Thank you for submitting Abington's Open Space and Recreation Plan to this office for review for compliance with the current Open Space and Recreation Plan Requirements. I am pleased to write that the plan is approved. This final approval will allow Abington to participate in DCS grant rounds through April 2022.

Congratulations on a great job. Please call me at (617) 626-1171 if you have any questions or concerns about the plan.

Sincerely,

Melissa Cryan
Grants Manager

ABINGTON OPEN SPACE AND RECREATION PLAN UPDATE 2015

Credits and Acknowledgements

This updated Abington Open Space and Recreation Plan was prepared by the following staff of the Old Colony Planning Council under the direction of Pasquale Ciaramella, Executive Director, and with the guidance of the Abington Conservation Commission, Park and Recreation Commission, and Planning Board:

James R. Watson AICP, Supervisor, Comprehensive Planning

Andrew Vidal, GIS Manager/Communication and IT Specialist

The effort also benefited from information from Town agencies including the Assessors' Office, the Treasurer's Office, the Park and Recreation Department, the Highway Department, the School Department and the Town Manager's Office.

The effort was supported by town funds and by District Local Technical Assistance (DLTA) funds from the Massachusetts Department of Housing and Community Development.

Abington Conservation Commission

**Old Colony Planning Council
70 School Street
Brockton, MA 02301**



Abington Conservation Commission

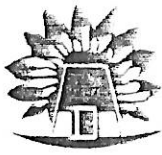
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SECTION I: PLAN SUMMARY

The need to restore and maintain the Wilson Memorial Bridge and Arch in Island Grove Park remains one of the long-term needs and highest priorities of the Open Space and Recreation Plan. The bridge and arch have deteriorated over the years and are in serious need of restoration. The historic bridge spans Island Grove Pond and, with the arch, is the centerpiece of the Park. This is the town's most heavily used recreation site and attracts families and individuals from the town and nearby communities to its summer activities. The bridge, arch, and stone work have deteriorated over the years and need restoration. Interim repairs have maintained the safety of the bridge and \$300,000 has been received for near-term work restoring the commemorative arch. Preliminary engineering estimates indicate that much more will ultimately be needed for combined repair and restoration. The town should seek funding assistance for the total repair and restoration. The project would be a prime candidate for grant funds under the state's PARC program (Parkland Acquisitions and Renovations for Communities - ex Urban Self-Help Program) assisting communities in acquiring and developing park and recreation land and facilities, or for Community Preservation Act funds if the town election confirms Town Meeting's approval of the act. The application would be by the owner of the bridge, most likely the Board of Selectmen acting for the town.

The acquisition as open space of some of the remaining Pohorecky Farm adjacent to and partially within the Ames Nowell State Park is a recommended high priority for state action. This valuable open space resource was voted to be acquired by a Special Town Meeting in November 1999. At the time, the Town authorized borrowing \$1,400,000 and voted to exercise its right of first refusal to acquire the property under the provisions of M.G.L. C. 61B, S9. The farm became tied up in legal issues between private parties and the vote was subsequently rescinded. Major town acquisitions of Pohorecky property are no longer under consideration. Several Form A lots on the southern side of Chestnut St. have been sold for new housing construction and a major 38.88-acre tract between Chestnut Street and the town line, north and east of Cushing Pond, is proposed for a 24-lot subdivision.

A more modest town acquisition of the 7.4 acre parcel including the western portion of Cushing Pond could have protected that portion of the pond and enhanced the abutting 5.5-acre town holdings north of the pond by giving them some pond frontage. However, the parcel has been purchased by the owner of the eastern portion of the pond. This land could possibly have been acquired with 52% to 72% assistance under the state's LAND program (Local Acquisition for Natural Diversity ex Self Help program.) The town's share of any joint acquisition could probably draw on any future Community Preservation Act funds. The state's interest in the Ames Nowell Park inholding continues.

State acquisition of the remaining southern portions of the valuable resource which extends into the park would still help to enhance, protect, and expand the state holdings there. The slightly smaller adjacent Henrikson Ch.61B property also extending into the park has already been acquired by a local tree nursery firm. In the meantime, the state Department of Conservation and Recreation (ex DEM and MDC) remains interested in

acquiring the remaining land, particularly that south of Chestnut Street which includes inholdings in Ames Nowell State Park.

As noted in the 2006 Open Space Plan, the town's last acquisition was the 60-acre former Carista property off of Vineyard Road, a Ch. 61B site. This was purchased from its interim owners, the Massachusetts Farm Bureau Foundation (MFBF). The Foundation acquired the property on behalf of the town with the town's later purchase authorized by Town Meeting in late 2004. This is a major natural open space and habitat resource for the town. It abuts a small portion of the 40-acre Blueberry Hill land off of Old Farm Road and a larger connecting acquisition is proposed below. However, there are no signs identifying the Carista land as town land for public use, and there are no apparent public access points. See photo in Chapter V of the sign less dead ending of Hjelm Street into that land.

With the Carista acquisition Abington now has approximately 1,707 acres of fully or partially protected open space as discussed in Chapter V.

Beyond these major achievements, a continuing need is to protect the remaining open spaces in otherwise developed areas. Examples for study would be a portion of the partly developed 8.4 acres (Map 44/Parcel 51) at the Corner of Hancock and Lincoln Streets or the smaller 4.4 acres (21/109) north of Rockland Street and surrounded by single-family house lots. Protection of such local unprotected open spaces through acquisition of development rights, deed restriction, or outright purchase of such significant land in developed or developing areas of the town is a recommended high priority.

Recommendation: Initiate a continuing neighborhood-based effort to identify such valuable parcels and appropriate protection measures, and to advocate for the needed actions.

In this spirit, the Seven Year Action Plan calls for implementing important, achievable open space preservation and recreation projects over the next seven years.

As shown in Appendix B, "Results of 2006 Plan Recommendations," very few of the 2006 plan proposals have been achieved. Many of these proposals, major or minor, local or regional, still deserve attention over the next seven years.

Noteworthy among these continuing proposals are acquisition of the remaining Pohorecky Farm land and its integration with local and regional/state resources; development of a plan for connecting trails through Diane Circle to nature trails within the Beaver Brook Reservation and local conservation lands; and laying out bicycle routes tying the town's recreational assets together and linking them to facilities that bridge adjacent communities including the new rail trail.

In all, the Plan makes major and minor recommendations, some carried over from the 2006 plan, and some newly identified through the update process. Efforts should be made to acquire or potentially improve the noted resources with State assistance under the

LAND (Local Acquisition for Natural Diversity) program or the State's PARC program (Parkland Acquisition and Renovation for Communities) - the former Urban Self Help Program. The town's share of such acquisitions or projects could probably draw on any future Community Preservation Act funds.

SECTION II: INTRODUCTION

A. Background, Statement of Purpose

The purpose of this 2015 Abington 2006 Open Space and Recreation Plan update is to guide the town's efforts to preserve locally and regionally important open spaces, to protect related resources, to provide settings for diverse recreation activities; and, in order to implement the Plan, and to gain Division of Conservation Services (DCS) approval and certification of the Plan. This would allow state aid under the Local Acquisition for Natural Diversity (LAND) and Parkland Acquisitions and Renovations for Communities (PARC) programs administered by DCS. These concerns and purposes remain.

This plan has been developed under the leadership of the Conservation Commission with support from the Park and Recreation Commissions and the Open Space Committee; with input from local organizations and the general public; and with assistance from the Old Colony Planning Council. It reflects the concerns of the 2000 and 2006 plans with the continuing need to preserve, enhance, and expand open space and recreational resources in Abington, and to protect natural resources in accord with the public's support for these goals.

The Conservation and Park and Recreation Commissions and the Planning Board recognize the need for effective land use controls and environmental protection regulations for the proper development of the Town. The three advocate a proactive approach to the acquisition of open space. This reflects the town's stewardship of its existing natural and recreational resources including land use planning that preserves, protects, and enhances the remaining public and private open space. The principal objective of the Plan is to preserve and enhance these resources.

The Planning Board's involvement helps to assure that the Plan's Goals, Objectives, and Action Plan are consistent with the policies and objectives of the Town's Master Plan and its Community Development Plan (CD Plan), and with the CD Plan's Open Space and Resource Protection Element.

This OSRP Update describes the town's natural features, important resources, and present land uses, and discusses the significance of resources shared with adjacent communities.

The open space inventory reviews the status of large areas of publicly and privately-owned undeveloped land. It then reviews Abington's needs and opportunities, identifying residents' desires for more open space, for enhanced existing open spaces, and for increased recreational facilities and programs, and then recommends appropriate actions. This report also closely reviews the level of protection given to the town's open space, recreation, and natural resources, and evaluates the accessibility of the open space and recreation resources under the Americans with Disabilities Act.

B. Planning Process and Public Participation

The present effort has drawn upon the concerns of the 2006 plan guided primarily by the Conservation Commission and citizens participating in public sessions. In all, this effort draws primarily on the Conservation Commission, the Recreation Commission, and interested citizens.

The process involved reviewing past planning efforts including the 1999 Master Plan, the 2000 Abington Open Space and Recreation Plan, the 2004 Community Development (CD) Plan, and the 2006 Open Space and Recreation Plan Update.

The 2004 CD Plan was produced with Massachusetts' Executive Order 418 funds administered by an Inter-Agency Working Group. The intent was to produce an "image-based, action-oriented" document, highlighting work needed in the key areas of housing, resource protection, open space/recreation, and economic development. The Plan included work needed to gain Division of Conservation Services (DCS) approval of the then forthcoming 2006 Open Space and Recreation Plan update.

The CD Plan identified the overall suitability of the remaining vacant land for various uses and produced a map of Open Space and Recreation Suitability among others, and an overall Community Development Plan. In accord with the DCS concerns, the effort evaluated the accessibility of the town's open space and recreation resources under the Americans with Disabilities Act and discussed the significance of resources shared with adjacent communities.

The Town Planner's work preparing the 2006 Abington Open Space and Recreation Plan drew on previous plans in consultation with the Planning Board, the Conservation Commission, the Park and Recreation Commission, the School Department, grassroots organizations, and the general public, with assistance from the Old Colony Planning Council and oversight by the Town Manager's Office. In turn it is the basis of this 2014 update as it seeks to set a course for the future.

To acquire current values and concerns, Council staff distributed the "Results of the 2006 Abington Open Space and Recreation Plan Recommendations" to Conservation Commission members and had copies for other boards and citizens at a planned September 2012 "Kick-off Meeting." It would then solicit comments on which proposals should be retained what should be added. However, the Commission was undergoing a major reorganization, the Kick-off meeting was postponed, and none of the marked-up summaries of past proposals were returned.

A year later, to ensure that the plan reflected current concerns, the staff distributed copies of the 2006 Summary of Recommendations to all Commission members and had copies of the 2014 Proposed Open Space and Recreation Goals and the Seven Year Action Plan available at a widely advertised October 8, 2013 Community Meeting. Staff presented a large map showing the past recommendations and the suggested 2014 additions and modifications for comments.

These meetings were publicized by:

- A September 7, 2013 memo from the Conservation Commission distributed to all town boards and the Griffin's Dairy Committee
- A short article on the town website announcing the October 8, 2013 meeting and calling on residents "to make suggestions and give input on the priorities of the plan"
- An August 8, 2014 memo from the Conservation Commission distributed to all town boards, the Griffin's Dairy Committee, and the Strawberry Valley Golf Course Committee offering copies of the draft plan update and asking for comments and suggestions on the plan.
- Routine newspaper coverage of town board meetings and meeting announcements.

Residents' comments included:

- Strong support for maximum agricultural use of the Griffin's Dairy land, including grazing of young cattle from a Hingham-based dairy operation which was also using Agricultural Preservation Restriction land in Norwell.
- Skepticism about recommendations for camping and swimming in Ames Nowell State Park
- Enthusiasm for maintaining a natural habitat area along Beaver Brook and possibly including foot bridges allowing hiking along the Abington side and along Beaver Brook Reservation land on the Brockton side.
- Strong support for completing the Abington portion of the Hanover Branch Bicycle Trail
- Support for selective cutting or trimming of trees and brush to open up scenic vistas possibly around some water bodies and as suggested by residents.
- Support for ongoing efforts to repair/restore the Island Grove Park Bridge and Memorial Arch.
- Skepticism about neighbors' acceptance of a short pedestrian/bicycle connection between Hancock Street and the nearby Town Hall/Library Civic Complex despite acknowledgement of the value in giving pedestrians access to the facilities and reducing local driving trips.
- Support for increased recreation use of the filled in and leveled former Sewer Beds.
- General acceptance of the Plan's Goals and its Action Plan pending a closer review of the specific proposals.

Subsequently, the Commission scheduled an October 22, 2013 session to identify but not rank the 10 highest priorities among the 29 proposed actions. These are marked on the Seven Year Action Plan Table with asterisks. The un-ranked highest priorities of the various participants, which are more specific on the table, are:

1. Increasing conservation holdings
2. Protecting water resources and other resources
3. Expansion/Improvement of Ames Nowell State Park
4. Improving access to the Walnut Street Conservation Area

5. Developing scattered community gardens
6. Encouraging new small scale agriculture
7. Improved access to the Reilly Field area from the west
8. Educating the public on water quality protection
9. Creating a Lower Shumatuscacant River Trail system
10. Extending the lower Shumatuscacant River Trail system

In addition the participants favored the proposed Rockland/Hanover Rail Trail, though it was not on the initial table.

SECTION III: COMMUNITY SETTING

A. Regional Context

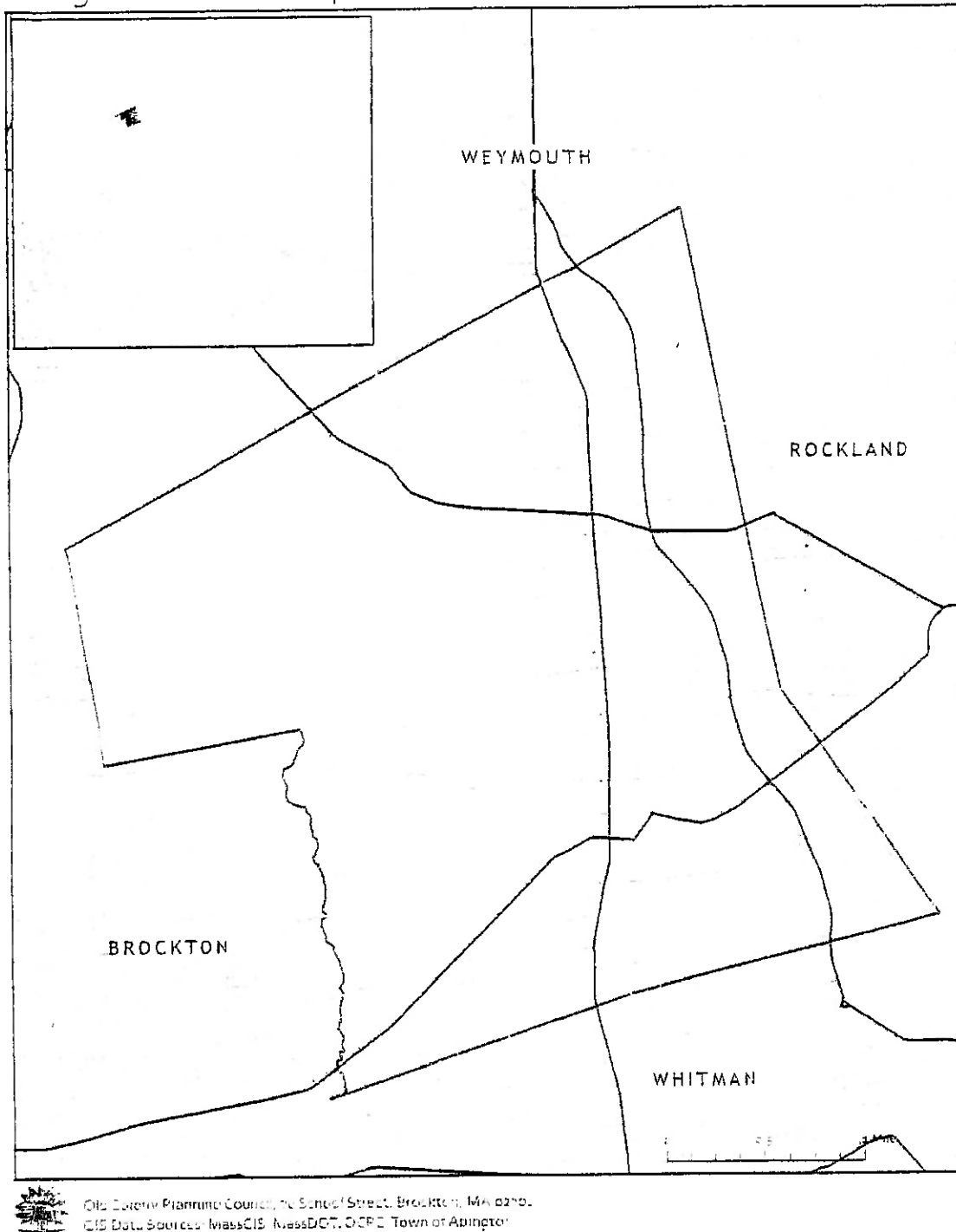
Abington is a relatively small suburban town (2010 population - 15,985) adjacent to the City of Brockton and the communities of Holbrook, Weymouth, Rockland, and Whitman. It is a suburb of both Brockton and Boston, and the recently-restored commuter rail service to Boston has made it a desirable location for many Boston commuters. The Regional Location Map, III-1 shows that State Routes 18, 58, 139 and 123 connect Abington to surrounding communities and to the region's limited access highways, Routes 3, 24, and 128 (which are all one-town distant) making the Town reasonably accessible by road as well as by rail. Abington is 10.14 square miles in area and had a 2000 population of 14,605 which grew by 9.4% to the 15,985 of 2010.

The town is almost entirely within the Taunton River Basin and is largely drained by the Shumatuscant River, Beaver Brook, and their tributaries. These flow to the Taunton River via Poor Meadow Brook in Hanson and East Bridgewater, the Satucket River in East Bridgewater, the Salisbury Plain River in Brockton, and the Matfield River in Bridgewater. A small area along the eastern edge of the town drains to the South Coastal Basin via French Stream in Rockland, the Drinkwater River in Hanover, and ultimately the Indian Head River and the North River. The town is at the top of each basin, as it includes the mapped headwaters of Beaver Brook and the Shumatuscant River, and is very close to the beginning of French Stream in Weymouth. Accordingly the streams are small and the flows are limited.

Shared resources include the 607.4-acre Ames Nowell State Park and the City of Brockton's extensive Beaver Brook Reservation along the town line downstream of the Park. The Park and Reservation lands are complemented by smaller town holdings along the Brook at Diane Circle and elsewhere as discussed below. The State Park abuts the city of Brockton but has no signed identification on surrounding streets until one is close to the entrance on Linwood Street well within Abington. This study and others recommend extending the Park's trails to connect with possible trails in adjacent communities.

A related shared resource is the remaining Pohorecky Farm land extending from within the State Park, around Cushing Pond, and into the town of Holbrook abutting the Holbrook Sportsmans Club. As discussed earlier, the Abington Town Meeting authorized the purchase of the Farm in 1999, but acquisition was stalled by private litigation and by Michael Pohorecky's death, and the vote has since been rescinded. The Town may still have the ability to acquire some of the Pohorecky land but the holdings south of Chestnut Street next to or within the State Park are of greater interest to the State. Hence, other studies have recommended State acquisition, at least of the in-holdings in the Park. The Department of Conservation and Recreation remains interested and has pursued purchase options with the trustees of the Pohorecky estate.

Abington Location Map



The large Cleveland Pond in the Park currently prohibits swimming, reportedly due to excess algae, though it has been observed. A nearby popular resource also used by other communities is the excavated, enclosed, spring-fed swimming area at Abington's jewel, Island Grove Park on the Shumatuscacant River. The pedestrian bridge reaching this Park from Lake Street in Abington is a popular approach but needs significant repairs, as noted earlier.

The town's streams and water bodies include Beaver Brook and the Shumatuscacant River, and their tributaries and impoundments. The major impoundments on Beaver Brook are the small, very scenic Cushing Pond just north of Chestnut Street and south of the Holbrook line, the large Cleveland Pond within the State Park, and the small, tranquil, secluded Hunt's Pond on the Abington/Brockton line, just above Mill Street (See the discussion of the Valatka Conservation Land in Chapter V). The ponds outside of the Park have some public frontage, but limited access as is discussed below.

Impoundments on the Shumatuscacant River include a small pond with two apparent control structures between the Frolio School and the Mount Vernon Cemetery, and the much bigger downstream Island Grove Pond and its spring-fed swimming area. From here the River flows freely through the Abington-Rockland Joint Water Board's Meyers Avenue well field and on to Whitman's Hobart Pond. The many impoundments offer possibilities for coordinated storm water management and groundwater recharge for future study, while the general lack of fish ladders suggests opportunities for restored anadromous fish runs.

B. History of the Community

Development/Density Patterns

The Town of Abington was founded in 1712 and was predominantly agricultural until the mid-1800's when it became an important center for shoe manufacturing. Its early development was generally in the north-eastern portion of the town in a north-south corridor east of the present Route 18 (Bedford Street.)

With the decline of the shoe industry, the population of the town varied little until after World War II. Abington was affected by the rapid post-war residential growth and development into the 1970's, growing by 72 percent from 1950 to 1970. Much of this low-density growth was west of Bedford Street in areas requiring lots of 30,000 square feet and even 40,000 square feet (almost a 43,560 square-foot acre) west of Hancock Street.

Growth slowed from the 1970's to the late 1990's despite the availability of 1 million gallons/day sewage treatment through Brockton starting in 1983. It then accelerated when sewage treatment was joined by restored commuter rail service on the Old Colony Line and a new rail station was built.

The restored rail service has particularly spurred residential growth, in the form of condominium and apartment construction, much of it west of Route 18/north of Rockland Street and south of Summer Street near the rail station. These developments may range from slightly over 4

units/acre to slightly over 8 units/acre. They have created a pocket of relatively high-density housing in the otherwise low-density areas.

The resulting land use patterns are shown on the Map III-2, Land Use and Zoning District but this does not show the difference in lots sizes between the various single family neighborhoods and omits the sizable multi-family development north of Rockland Street mentioned above.

The longer-term growth is in the form of large lot (30,000 to 40,000 square-foot) suburban development off of Hancock Street in the former country part of the town. This has cost previously recommended open space opportunities, (such as the previously proposed north-south Town Forest), but residents still find Abington to have a comfortable small town atmosphere.

The following Map III-3 shows the present density patterns on a block group basis. This offers finer-grain data than the larger census tracts but it can still mask local differences in housing type, lot sizes and resulting neighborhood densities.

The town's growth has strained its infrastructure and placed heavy demands on governmental services. The limited ability to offset residential development with commercial and business development has led to a continuing heavy reliance on the residential property tax.

Today, Abington is a small bedroom community with an estimated population of about 16,000 and a number of predominantly retail small and medium sized businesses. Its primary residential character is a distinct departure from its more self-sufficient manufacturing and agricultural past.

C. Population Characteristics

The U.S. Census found the town's population at 13,817 in 1990. By 2000, it had grown to 14,605, a 5.7 percent increase, and by 2010 it had reached 15,985, with the previously noted 9.4% increase. By 2015 the Town Census (based on mail-in household forms) estimated the population at a smaller 15,364. This may have reflected a typical under-response to the town's mail-in census. Thus in 2010 the US Census found 15,985 residents while the Town Census counted only 15,520, an undercount of 735.

Adjusting for a similar undercount in 2015, the estimated 2015 population would be 15,364 plus the undercounted 735 for 16,099, a minimal increase of .7%. This suggests that the 2015 undercount was much greater than the previous Census's 735.

Projections by the Old Colony Planning Council, the town's regional planning agency, call for a population growth of 15.5% from the 14,605 of 2000 to 16,638 by 2020.

Implications

The projected growth implies considerable pressure on the town's remaining open spaces, particularly if it continues at the recent rate of about an acre per household. Such low-density large-lot growth may leave some backland untouched and lessen the perceived need for local open space, but the large lots leave little wild land. The growing population will increase

demand for recreation resources, while the increasingly low-density development will consume natural areas, increase impervious surfaces, and require greater open space holdings.

In addition, while the continuing growth increases the population per square mile town-wide, the large lots reduce the typical density in new neighborhoods. Despite the resulting spacious setting there is still a need for playgrounds and public gathering spaces which can help to reduce suburban isolation.

Age Patterns

Age group patterns have been changing. Town-wide, the youngest and oldest age groups grew the most. From 1990 to 2000 the young population (under age 17) grew by 17.5%, increasing by 698 persons from 3,468 to 4,076, representing 27.9 % of the total population. Over the same period the population age 60 and over increased by 850 persons or 38% percent to 3,083 and was 21.1% of the town's population. This growth compares with an overall increase in the town's population of only 5.7 percent during the same ten-year period.

Then by 2010, the trends reversed; the slightly larger population 19 and under declined (according to the 2010 US Census) from over 4,076 or 27.9% of the population to 4,028 or 25.2% of the total, while the absolute population 60 and over declined from 21.2% of the population to 16.2% or from 3,083 to 2,590 persons. This may partly reflect the maturing of younger persons and the movement of some older people to retirement developments in other communities, or to communities with lower property taxes. In the long run, the population over 60 is expected to continue growing with the aging of the early Baby Boomers.

The reversed recent trends suggest slightly greater needs for facilities for the middle population of 20-60 years old. Yet facilities for all age groups will continue to be needed, and most open spaces and facilities serve a wide range of ages.

Distribution of Age Groups within the Town

The difference in ages is slight at the scale of census tracts. For example, the 2010 population under 19 years of age ranged only from 22.9% of Tract 5201 (the southeastern corner of the town), to 27.8% of Tract 5202.01, (the northeastern portion of the town) and 28.2% of Tract 5202.2 (the western end of the town). Since each tract has diverse neighborhoods, the slight difference in the proportion of youth does not change the locational pattern of youth-oriented facility needs.

Similarly, the proportion of the population over 65 in 2010 ranged from only 9.1% of Tract 5201.01 to 12.7% of Tract 5202.02, to 14.0% of Tract 5201. (Interestingly in 2000 Tract 5202.2 had both the greatest proportion of youth (26.5%) and of the elderly (14.3%). This is probably because this diverse area included both new neighborhoods with relatively young families and the town's low-cost housing for the Elderly.) In all, the large varied Census tracts are expected to continue to contain such diversity that tract data alone will not suggest the needs for age-focused facilities.

Incomes

Although recently it has attracted new residents who commute to commonly higher-paying jobs in the Boston area, Abington remains a moderate-income community - though one with rising income levels. Median family incomes have exceeded state and regional levels, while per capita incomes have remained below the state levels.

US Census income statistics for 2000 and 2010 indicate that Median Family Income (MFI) for Abington residents was commonly higher than that for the state and sometimes higher than that for the OCPC Region. In 2000 the town's Median Family Income (MFI) was \$68,826, versus \$67,331 for the OCPC region, and \$61,664 for the state. In 2010 the town's MFI (based on the 2007-2011 American Community Survey's 5-year estimates) was \$92,839 versus \$83,371 for the state, but less than the region's \$96,089. Abington's estimated MFI had increased by 40.8% while the state's MFI had increased by a slightly lower 38.9%.

In contrast to MFIs, local per capita incomes have lagged behind the state and region. In 2000 Abington's per capita income was \$23,380, below both the state's \$25,952 and the region's \$24,032. By the 2007-2011 period, the town's estimated per capita income was \$33,386, behind the state's \$35,051 and the OCPC region's \$34,663. This suggests large families in which high family incomes are divided by many household members resulting in low per capita incomes.

The distribution of incomes varied with the housing stock. The highest estimated median household income, for the previous 12 month in the 2009-2013 American Community Survey was \$95,862 in tract 5201.02, the western portion of the town with the most new housing. The next was \$82,946 in Tract 5201 the southeastern corner of the town with some significant development such as the Abington Station condominium project; and the lowest, \$59,211 was in Tract 5201.01, the older northeastern corner of the town.

These statistics indicate that Abington continues to be a strong middle-income community, but not an extremely affluent one. It has good-sized working families, resulting in lower per capita incomes. The question, discussed below, is whether these differences in income and age are useful in anticipating differing interests in, or needs for, open space and recreation land and facilities.

Table III-1

Social Indicators by Census Tract

Tract	5201	5202.01	5202.02
Age			
< 19	22.9%	27.8%	28.2%
>65	14.3	9.1%	12.7%
Median Hshld. Income in previous 5 years	\$82,946	\$59,211	\$95,862
White	6.249	3.422	5.189
Population	97.5%	93.6	87.2%
All others	157	232	760
	2.5%	6.3%	12.7%

Source U.S. Census 5 Year American Community Survey 2009-2013

Employment and Occupations

From 2000 to 2010 employment data showed the continuing decline in manufacturing employment from 432 jobs to a reported 26 jobs; the growth in non-manufacturing employment from 3,227 jobs to 3,633 jobs; and a total growth in employment from 3,659 to 3,759. The total growth in local employment was from 3,306 to 4,203, a 2.7 % increase.

In 2004 the State Department of Employment and Training found 345 local establishments employing 3,985 persons, while by 2012 a different source, the Census-counted local employment, showed employment dropping slightly to 3,812. This did not include Town employees or others in government service. The largest employers in Abington, given only as ranges, are Wal-Mart (250-499), and Lowes, Stop and Shop, and Target, all between 100-249 workers.

Of the total employed Abington workforce of 8,511 in 2010, 2,888 (34%) were in management and professional occupations; 2,763 (32.5%) were in sales and office jobs reflecting the major retail operations; 1,207 (14%) were in service jobs; 929 (11%) were in construction, extraction (e.g. sand and gravel pits) and maintenance, and 724 (8.55%) were in production, transportation and material moving, showing the great decline in traditional manufacturing.

The January to December 2010 unemployment rate was 7.7%, slightly higher than the state rate of 7.6%, but lower than the regional rate of 7.8%. So the town is predominantly white-collar and its unemployment rate, while serious, is less than in many nearby communities.

Implications

How much can age, income, ethnicity, and occupational differences tell us about probable recreational interests or needs? A major question is whether white collar and blue collar workers have significantly different recreation preferences, e.g., bicycling, swimming, sailing, gardening, "passive" tent camping and hiking versus hunting, organized team sports, power boating, skate boarding, RV camping and ATV riding. Some activities such as camping may appeal to a wide range of people, suggesting exploiting such opportunities in Ames Nowell State Park or on chance town holdings. The 2012 Statewide Comprehensive Outdoor Recreation Plan (SCORP) discussed in Chapter VII surveyed peoples preferences and desire but did not correlate them with income, education, ethnicity or other possible indicators.

Changes in labor force participation and journeys to work indicate that the vast majority of residents commute to jobs outside of the town, with commuting time possibly leading to a preference for weekend activities over daily ones. Yet many parents do get to their children's after school games.

The changing population characteristics in Abington have elusive implications for the town in trying to meet a diversity of recreational and open space facility needs and desires. For example, the diversity of the population within census tracts, combined with continuing growth and change make it more important to provide some open spaces near most existing or growing neighborhoods, than to try to meet every localized need suggested by age or income levels or other social patterns. These factors also make it important to site one-of-a-kind facilities where they are generally accessible town-wide, and to take advantage of one-of-a-kind opportunities, even if not centrally located like possible boating or swimming at Cleveland Pond.

The increased number of elderly in the general population and the demand for a broader range of elderly programs and services led to a proposed Senior Center at the former Griffin Dairy property. However a former church at the southern edge of the town just past the commuter rail station and close to the Whitman town line became available and the center was developed there. This location has led to preliminary proposals to share the center with Whitman which has a large staff but no comparable building, but nothing has resulted.

In all, it is probably better to provide diverse opportunities and experiences than to try to target particular neighborhoods and interest groups. The exceptions might be where particular sports like Bocce are popular in particular ethnic enclaves.

D. Growth and Development Patterns

1. Land Use and Density Patterns and Trends

The town's primary land use is housing and most of this is in the form of detached single-family houses. Abington's town-wide sewerage system dating from 1983 allows development in areas which were previously constrained by soils that were unsuitable for on-site septic systems. See the following Land Use and Zoning Districts Map III-2 from the 2004 Abington Community Development Plan. This shows the town's development pattern which is predominantly residential grouped around the major arterial streets. However it omits the more recent 180 unit

Abington Woods development west of Bedford Street and north of Rockland Street and the new Cape Cod Lumber facility north of Groveland Street. See also the current zoning on Map III-4 which shows the allowed uses more clearly. In addition to its neighborhoods, the town has two older established commercial districts: Abington Center and North Abington Center, plus larger scale outlying auto-oriented big box/strip commercial developments along Routes 123 and 18.

The highest density residential development and commercial uses were traditionally in the oldest neighborhoods North Abington and Abington Center to the south with densities and commercial uses decreasing with distance. Recent development described below as altered this with pockets of higher density residential south of Summer Street and west of Bedford Street as described below. Only the Stonegate multi-unit project north of Pattison Street reflects the traditional concentration in North Abington. Similarly recent commercial development focuses on major roads rather than on the two centers.

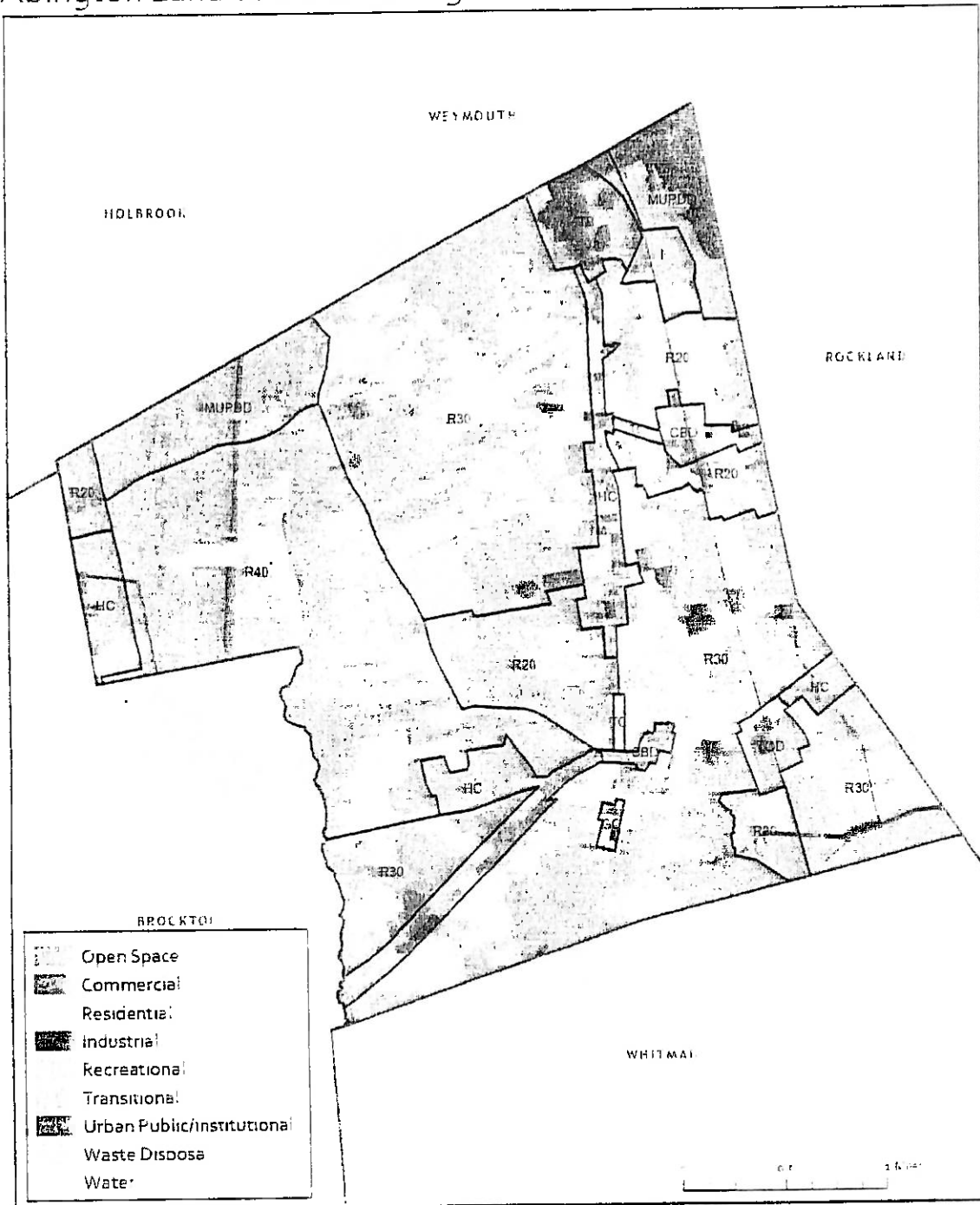
See present density patterns on Map III-3. This map is done on a basis of block groups and shows more differences than seen in a map of the larger Census tracts. It may still understate neighborhood character since each block group contains some undeveloped land lowering overall densities. None-the-less it shows the remaining pattern of the highest densities being in North Abington and along Route 123.

The 1997 buildout analysis by the Executive Office of Environmental Affairs and MASSGIS showed that most development from 1991 to 1997 had been in subdivisions on land adjacent to older established neighborhoods. The 1999 Abington Master Plan found that this trend had continued and that there was a potential for 1,335 to 1,550 additional new single-family houses and nearly 8,000,000 sq. ft. of non-residential space under the present zoning. The potential residential development could add up to 10,300 persons under full build-out.

Recent residential development has been more intensive and includes the 192-unit Woodlands at Abington Station apartment complex in a R-20 zoned area near the Commuter Rail Station and the 180-unit Abington Woods apartment development in R-20-zoned areas west of Bedford Street along with the earlier 48-unit Stonegate multi-family development north of Pattison Street in North Abington. As noted above, only the Pattison Street project reflects the original higher density pattern in North Abington. At the same time recent low-density single-family development has been in 30,000 square

Map III-2

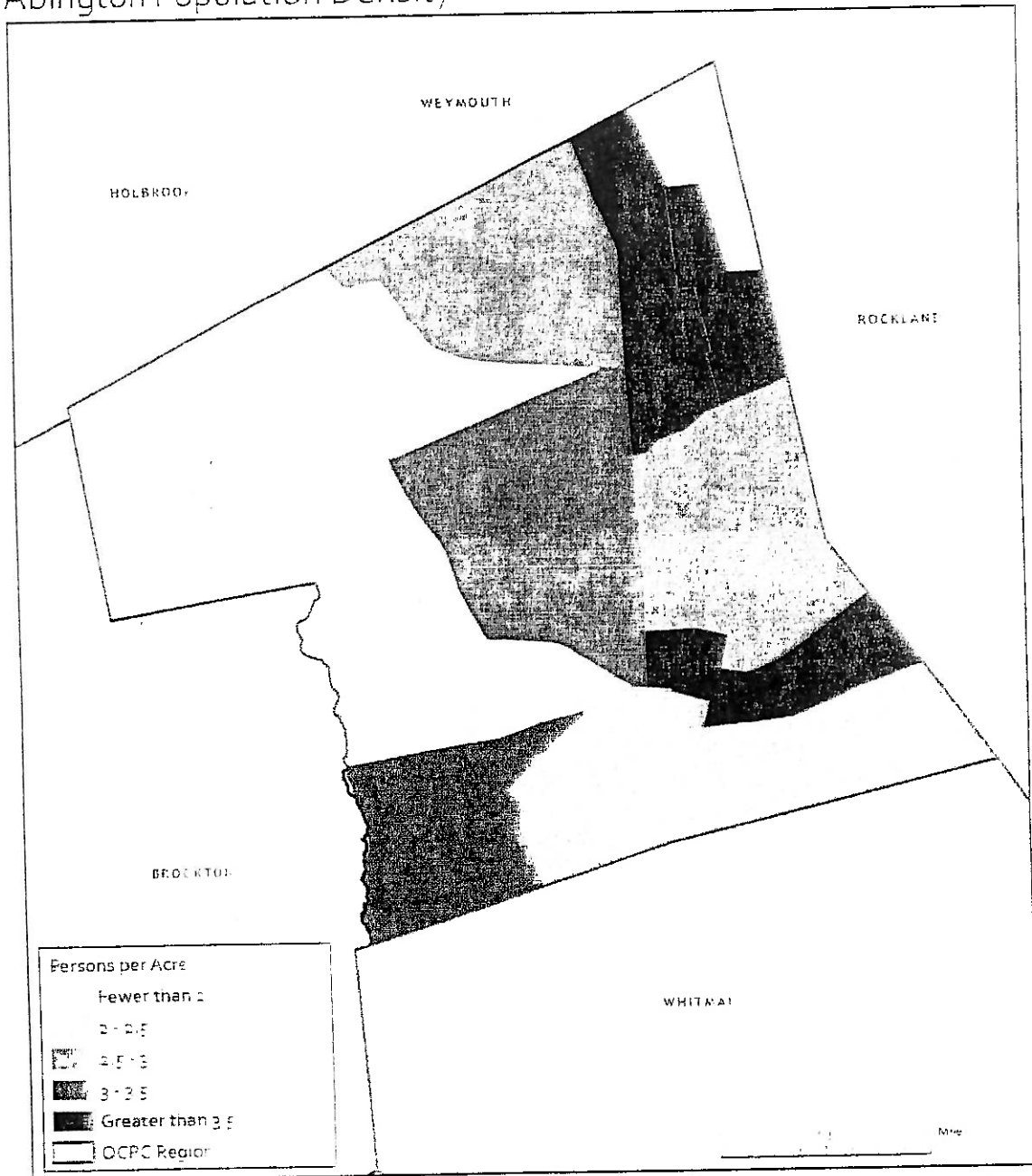
Abington Land Use and Zoning



Old Colony Planning Council, 20 School Street, Brockton, MA 01909
GIS Data Source: MassGIS, Massachusetts Office of Geographic Information

Map III-3

Abington Population Density



Old Colony Planning Council, 50 School Street, Princeton, Massachusetts
GIS Data Sources: MassGIS, MassDOT, OCPC, Town of Abington

foot lots east of Hancock Street and north of Randolph Street, and in 40,000 square-foot lots west of Hancock St. With restored commuter rail service, Abington has become a popular location for people commuting to the Boston/Cambridge core area.

Abington's commercial uses are in the two town centers of North Abington and Abington Center and along Routes 18 and 123 as noted above. Wal-Mart selected a site on Route 123 on the west side of town at the Brockton line for a new store. Stop and Shop located its super store on the east side of town on Route 123 adjacent to the Rockland town line and next to a new Target store. Similarly, a recent Lowes store is on Route 18 in the geographic center of the town at the former Ames Plaza, and the relocated, expanded Cape Cod Lumber is on Groveland Street off of Rte. 123. Thus the major new commercial areas are on four different regionally accessible, highway-oriented sites, all remote from the traditional centers.

2. Infrastructure

A major influence on development patterns is the town's infrastructure. This affects the accessibility of various undeveloped areas and their potential for development, particularly in terms of provisions for water supply and waste water disposal

(a.) Transportation System

Abington has a good network of state-numbered routes and local roads allowing north-south and east-west travel through the town. Four state numbered routes pass through the town. Routes 18 and 58 are the major north-south arterials while Routes 139 and 123 are the major east-west routes. These connect with the major limited access routes 3 and 128 located one town removed and giving access to Boston and the metropolitan area. Residents also use moderate capacity arterials and local streets for alternative paths to regional destinations. The state highways and town streets are in generally good condition with sidewalks available for pedestrian traffic throughout most of Abington. Though often not allowed, these can provide a safer alternative path for bicycles than busy streets. Sidewalks allowing such combined uses are on sometimes termed "bi-ways".

The town is served by the Massachusetts Bay Transportation Authority's (s) Kingston/Plymouth Branch of the Old Colony Commuter Rail line. The MBTA rail line runs through the eastern portion of town with the new commuter rail station south of Centre Avenue (Route 123) near the intersection with Plymouth Street (Route 58). There is parking at the station for 385 vehicles and additional private parking nearby. There is no fixed-route bus service in Abington except for Brockton Area Transit fixed-route service from Brockton as far as the Wal-Mart store just across the town line.. BAT also provides DIAL-A-BAT Para Transit service to the town. The latter is available to the elderly and disabled persons through human service agencies or on an individual basis. JBL Bus Lines provides commuter bus service from Abington Center and North Abington to Boston.

Walking and Bicycling

Walking and bicycling are valuable alternatives given compact development in “Walkable Neighborhoods” with many services and destinations within a mile or so, and a well-designed road or bike lane system allowing quicker auto-free trips of five or ten miles or more depending on the rider. The town’s gentle terrain should make such cycling an attractive alternative, but Abington does not have a supportive road and bike lane system. Instead bicycle and pedestrian facilities are limited with no separate bike lanes or protective sharrows indicating multi-use lane. However most of the town has sidewalks at least on one side of the street with potential bi-way use, as noted above. Potential walking trails linking neighborhoods, various destinations and open spaces are discussed later.

One supportive current movement is the Safe Routes to School program. This encourages children to walk or ride to school through education and public information, and by funding improvements to sidewalks, boardwalks, bridges over streams, and trails allowing direct safe connections from neighborhoods to schools. In the longer run it can benefit from land use policies that locate schools in the center of their service areas. Similarly zoning allowing small convenience commercial centers in neighborhoods could encourage walking or riding on short errands that used to be driven as a matter of course.

Present limitations are revealed in the Council’s 2013 Bicycle and Pedestrian Connectivity and Livability Study. This shows very few major roads in Abington with a high pedestrian or bicycle levels of services “based on factors that facilitate or impede pedestrian or bicycle safety.”

The major safe road segments for pedestrians were the southbound Walnut Street south of Summer Street and both sides of Walnut Street north to Centre Avenue; the eastbound side of Lincoln Street; and five major intersections.

The major safe road segments for bicycles were on Bedford Street, north to Route 123; Washington Street from Bedford Street to Centre Street; and Route 139 from Adams Street to Russell Lane, with relative safety on the northbound side of the road from Chestnut Street to the Weymouth line, along with five major intersections.

The study recommends the long-proposed multi-use connection between Hancock Street and the Civic Center probably via Broadmeadow Lane, the new trail and Ginniewicz Way/Lincoln Boulevard. In addition the report and map recommend traffic calming, bike lanes and bike parking areas along all of Route 18. It also recommends connecting the bicycle and trail networks to the South Weymouth Naval Air Station redevelopment (Southfield) and from the Green Street neighborhood to Route 123 and nearby recreation areas.

Other changes encouraging walking and riding to school and elsewhere would be filling gaps in the present roadway /pedestrian way system. One example would be an extension of Barry Road to the new high school/middle school allowing people to walk or ride to school from the Shaw Avenue/Colonial Road neighborhood. Another example would be a route east from the Frolio School via the paths in the Mt. Vernon Cemetery and a pedestrian crossing over the commuter rail tracks and on to the neighborhoods off Plymouth Street. Combined with the Hancock Street-

Civic Center multi-use path discussed above, this would create a safe pedestrian/bicycle route across the middle of the town from the Hancock Street neighborhood to Plymouth Street.

(b.) Water Supply System

The Town of Abington obtains its water from the Abington- Rockland Joint Water Works (ARJWW) established in 1885. The ARJWW is governed by a Joint Water Board of six commissioners, three from each town. The Board manages the water supply sources and pumping-filtration system while the two towns operate and maintain their local distribution systems.

The ARJWW system has 11,272 service connections serving 10,703 residences, 495 business accounts and 55 municipal/institutional and non-profit accounts. Including a few hundred out of district customers in Hanson, Hingham, Weymouth and Pembroke beyond those in Abington and Rockland, raise the total residential population served to 32,408 persons. Year-round residential consumption for 2014 was calculated at 64 gallons/capita/day.

The system is unusual in having water sources in three towns and two basins, Abington in the Taunton River Basin, and Rockland and Pembroke in the South Coastal Basin. The oldest source is the Great Sandy Bottom Pond wells complex in Pembroke. There is a treatment plant on site designed for 4 million gallons per day (MGD) with a peak flow of 6 MGD. In Abington Center there are three gravel packed wells at the end of Myers Avenue with their own 2 MGD treatment plant. The third source, the John F. Hannigan Water Treatment Facility and reservoir in Rockland, is both a source and a storage facility. The recently enlarged reservoir holds about 380 million gallons when full. The treatment facility is designed to treat a maximum of 2.0 MGD but can pump up to 3.5 MGD from its 2.0 million.gallon clear well.

The ARJWW distribution system uses cast iron, ductile iron and PVC pipe, ranging in diameter from 2 to 16 inches, totaling approximately 57 miles. The system consists of two service areas. the Main Service Area which provides water to all of the Town of Rockland and most of the Town of Abington, and Abington's Lincoln Street High Service Area, created in 1982 when development at a higher elevation near the Brockton line required a booster pump.

The system produced 958.323 million gallons from its sources in 2014, a decrease of 39.966 million gallons (4.9%) from the 998.289 million gallons of 2010. Recent metered and municipal consumption has averaged 2.62 MGD year round (including 85.3 million gallons/year of unaccounted for water).

Daily consumption including limited sales to other systems has ranging from 2.45 MGD in February, 2014 to 2.95 MGD in July, 2014 with probable peak days at close to twice the annual average, or 5.25 MGD.

Storage is provided by two standpipes, three elevated storage tanks, and two clear wells for a total capacity of 5.15 million gallons. The two Rice Avenue elevated storage tanks in Rockland hold 0.5 million gallons each. The new Lincoln Street standpipe in Abington holds 1.25 million gallons and the new Chestnut Street elevated tank in Abington holds 450,000 gallons, thereby

increasing total capacity and helping to maintain water pressure in the higher neighborhoods. (However the total capacity of the standpipes may not be useable due to differences in elevation). In addition, the Hannigan Water Treatment Facility and the Great Sandy Bottom clear wells hold 2 million gallons at the former and 0.4 million gallons at the latter.

The tanks and standpipes alone, if usable for their full volume, would provide 2.7 million gallons storage, just beyond close to the recent average day's consumption of 2.62 Million Gallons. The 2.4 million gallons in the clear wells increase this to 5.1 Million gallons or 195% of the annual average daily use. However, even this provides relatively little reserve capacity if demands double during summertime peak periods. In addition, to this storage capacity, the Abington water system has emergency connections to the Weymouth, Brockton, Avon, and Whitman water systems. The Rockland system, in turn, has connections to the Weymouth and Norwell systems.

The biggest recent capital improvement was the 2007 expansion of the Hingham Street Reservoir from a capacity of 95 million gallons to 380 million gallons. Other continuing improvements include upgrading/replacing older pipes as well as expanding service and maintaining existing structures and related facilities. Currently the system is operating at or near its safe yield. In addition, there is a water conservation program requiring new water hookups to save two gallons for each gallon to be used. Given sufficient overall supplies, the above are probably slight constraints on the continuing development that has consumed much of Abington's open space, and that is creating a need for more protected open space.

(c.) Sewer Service

Sewage treatment service to the Town of Abington is provided by the City of Brockton and the Town of Rockland through inter-municipal agreements. The system had 11 operating pumping stations and roughly 90 miles of pipe and 4,886 services as of 2013. Of the 960,000 gallons of sewage generated per day by the town, approximately 900,000 gallons flow to the Brockton treatment plant with the remainder flowing to the Rockland Plant. Until recently the agreement with Brockton limited the flow from Abington to 1,000,000 gallons per day and the town was nearing its capacity. This has just been increased to 1.5 MGD.

Because of the 1 MGD limitation, the Sewer Commission had been limiting new tie-ins flowing to Brockton to those property owners who had "equitable entitlement," meaning that those who have paid sewer assessments over the years are entitled to tie-in. New development proposals in the areas served by Brockton Treatment Plant had been placed on a waiting list until the Sewer Commission had sufficient treatment capacity to serve the proposed development. In addition, the Rockland Sewer Commission had restricted any new Abington tie-ins to its system. Therefore, until recently little public sewerage was likely to be available to major additional developments in Abington. This constraint is now removed thereby potentially increasing demands for neighborhood open space and increasing development pressure on such land.

Overall, the Abington Sewer Commission now serves over 5,000 properties. It has reported that with the completion of Phase IV of the municipal sewer system, it would have the infrastructure to serve to 6,000 properties and that it expects to meet its future requirements within the allowed

flows to Rockland and Brockton. This will be much more feasible with the new 1.5 MGD limitation.

For background, the recent Upper Taunton Basin Waste Water Evaluation Study calculated needs and examined ways to make maximum use of existing plants to serve nearby communities. It considered adding several towns to the Brockton Regional Treatment Plant's service area and slightly increasing Abington's allowed flow from 1 MGD to 1.5 MGD, as has occurred. These changes reflect the reduced flows through the plant (due to reduced infiltration and inflow) and the improved quality of the effluent from the expanded and upgraded plant documented in the recent Notices of Project Change. They would also reflect the lifting of a Consent Decree limiting plant operations, and a proposed increase in allowed discharges under the City's future National Pollution Discharge Elimination System (NPDES) permit.

In all, waste water treatment and disposal should not significantly constrain in near-term growth in Abington and open spaces will less often be protected by limited soils and a lack of such options.

3. Long Term Development/Density Patterns

The long term development pattern of the community is largely dictated by physical and natural features such as wetland areas and the roadway system by its infrastructure and, over time, by land use controls, most significantly by the Zoning By-Law and Map. The Abington Zoning Map III-4 reflects the expectation that because of natural and physical location characteristics and public policies, Abington is likely to remain a predominantly residential community with limited space for commercial and business development.

Present densities are shown on the Map III-3.

The town significantly changed its Zoning By-law in 2003 by adding several new districts: a Transit Oriented District, a Central Business District, a Transitional Commercial District, and a Multiple Use Planned Development District. These are discussed below and shown on the Zoning Map. These 2003 Zoning By-law changes are expected to allow a population level close to the 24,900 persons projected in the Abington Master Plan given such changes.

Recent studies indicate that the ecological impacts of development largely reflect the resulting neighborhood densities. While land is being consumed at an increasing rate, the density within the town's typical new neighborhoods is declining largely because of the prevalent 20,000 sq. ft. to 40,000 sq. ft. large lot zoning. As a result, the town is converting land to housing at a faster rate than present population growth. For example, from 1960 to 2000 the population grew by 37.7 percent (from 10,607 to 14,605) while in a slightly shorter 35 year period from 1962 to 1997 residential land increased by 125 percent (from 1,030 to 2,316 acres). In all, the large lot zoning is requiring consumption of more land and loss of more wildlife habitat for a given population increase than would higher density zoning. The latter would allow needed growth along with greater land preservation.

During the 1962-1997 period, the town's developable vacant land decreased from 3,922 acres to 1,982 acres further reducing the town's development options. The original EOEA build out analysis found a potential population of 19,275 at full build out under these regulations. In contrast, the 1999 Master Plan saw the possibility of more dense development and projected a larger build out population of 24,900 persons under the same regulations and initial land resources. This was with greater use of the higher density provisions. The latter projection appears to be the more reasonable in view of recent higher density development in the town. The most recent OCPC Buildout study has found fewer developable acres, thereby reducing potential growth given unchanged development controls.

Map III-2, shows the relationship between present zoning and actual land uses. However it does not show causal relationships. Instead some zoning in developed areas basically reflects present uses, while in less developed areas the zoning reflects what is desired and it is intended to guide the future character of the area. Though new development will reflect the zoning, the older areas will be largely unchanged with many continuing legal "non-conforming" uses.

The following describes Abington's zoning districts as shown on Maps III-2 and III-4.

Flood Plain and Wetlands Protection District (FW).

The Flood Plain and Wetlands Protection Overlay District seeks to protect the town's ecology. Its regulations are intended to protect and preserve the marshes, bogs, ponds, and water courses and their inclusively-defined adjoining wetlands. The district also reduces flooding hazards and protects the occupants of the flood plain by providing the means for the land to absorb, transmit and store runoff, and to assure retention of sufficient floodway areas to convey probable water flows.

Transit Oriented Development (TOD) District

The purpose of the TOD District is to encourage more intensive development near the Abington commuter rail station. It encourages land uses that complement the commuter rail line and the established nearby neighborhoods. It does so by allowing a mix of small uses on well-buffered sites to support and serve commuters and adjacent residential development, to encourage the use of rail service; and to increase pedestrian and bicycle trips, while decreasing the number of local automobile trips.

Central Business District (CBD)

The Central Business District allows the reasonable use, enhancement, expansion and redevelopment of the North Abington business district and Abington Center. These are the town's traditional older business districts that are developed in an intensive manner with on-street parking as well as shared scattered off-street lots, but have lost some businesses. The provisions allow new buildings to be set close to the sidewalk or street line in order to encourage pedestrian access, to maintain pedestrian connections to adjacent properties, and to allow off-site or shared parking. They also provide for residential uses in mixed use developments.

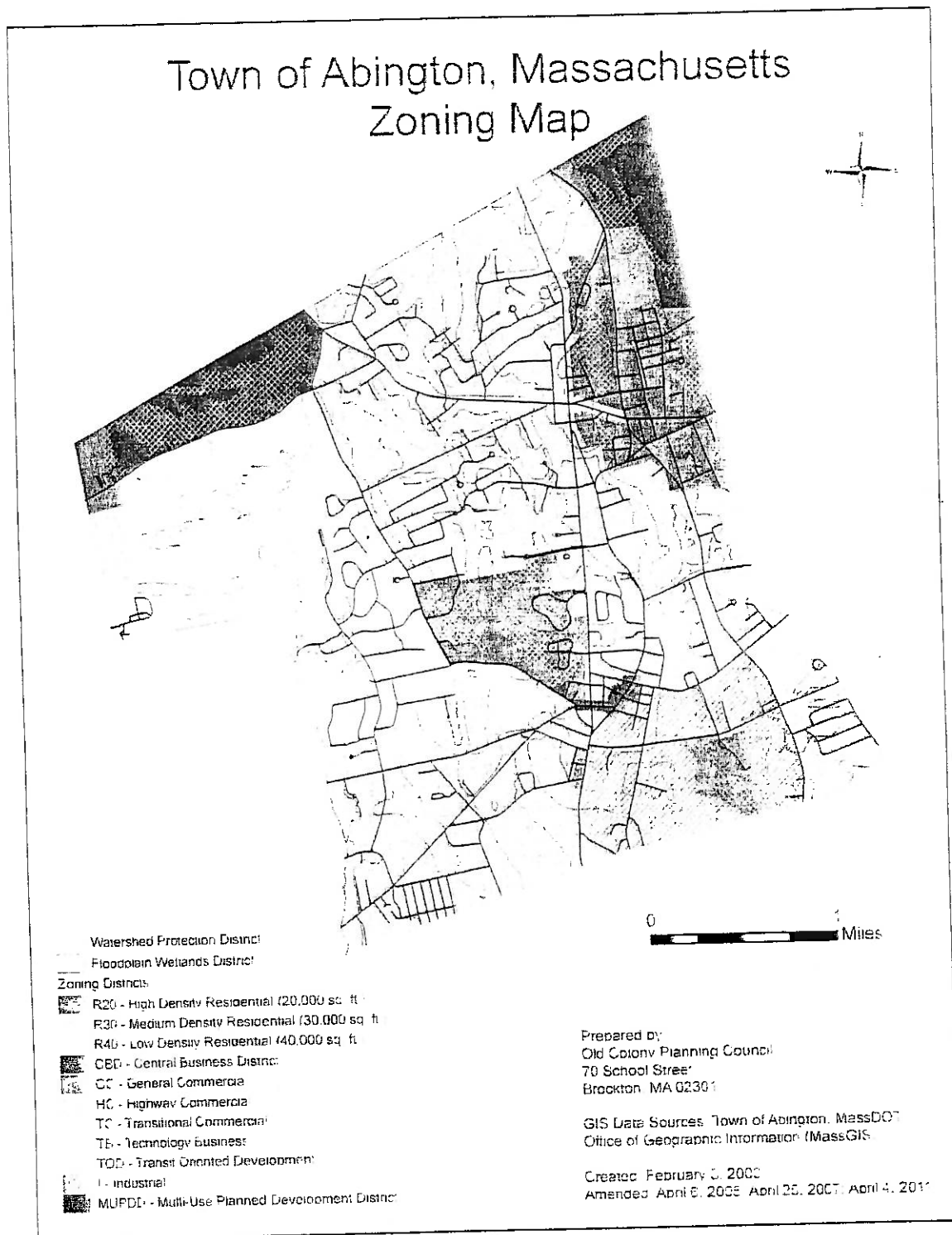
Multiple Use Planned Development (MUPD) District

The Multiple Use Planned Development District encourages the planned mixed-use development of the land in two largely undeveloped areas of the town. It attempts to accommodate low-impact office or professional activities in an overall "campus" setting. The new uses would be in compact, intensive clusters, using natural features, vegetation, screening and setbacks to retain an open space character from the road. Thus they would have minimal impacts on surrounding land uses such as the Ames Nowell State Park. The regulations support a more flexible planned development process than is possible through conventional zoning.

Transitional Commercial District

The Transitional Commercial District seeks to preserve the residential character of thoroughfares that are under pressure for commercial development by allowing a transition to more intensive, but compatible uses. It emphasizes the preservation and adaptive reuse of existing structures; provides for buffers and uses compatible with nearby residential areas; and gives property owners an additional opportunity to use their land without severely diminishing the amenity and residential value of nearby properties. It seeks to minimize congestion on major streets, and to protect the character and appearance of areas that are the key elements of the town by allowing limited, low-traffic generating non-residential uses which can operate in adapted/expanded existing houses or in compatible new small-scale office/retail buildings. The 2015 Town Meeting rezoned Route 18 from this district to the Highway Commercial District, but the district remains in the by-law.

Map III-4



High Density Residential R-20

The R-20 District permits single-family detached houses as of right on 20,000 sq. ft. lots. It also allows specially permitted two-family houses, single-family attached houses (townhouses) in groups of up to four units, and apartments and multi-unit condominium buildings on 40,000 sq. ft. lots. Despite being called "High Density," the District's highest density, slightly over 10 units per acre, is about the same as single-family lots in older close-built suburbs. It is mapped east of Bedford in North Abington, west of Bedford Street and north of Rockland Street in the approximate center of the town, and south of Summer Street near the Commuter rail station.

Medium Density Residential R-30

The District, mapped over much of the town, requires minimum lots of 30,000 sq. ft. to provide a spacious single-family detached environment. It excludes two-family or attached dwellings along with apartments and multi-unit condominiums. Various health, social service and recreation facilities are allowable by special permit.

Low Density Residential R-40

This district, mapped over the westernmost part of the town past Hancock Street, is intended to provide particularly spacious neighborhoods with lots of at least 40,000 square feet. Although the R-40 Residential District does not allow two-family homes, attached houses, or multi-unit dwellings per se, it does allow Accessory Apartments. It also allows various health, social service "and recreational facilities" by special permit.

General Commercial (GC)

The GC District is intended to accommodate centrally located, compact, accessible business centers, which have adequate vehicular access, exclude noxious or land-expansive uses, and are as pedestrian friendly as possible. The District requires 8,000 square feet for diverse retail and service uses as-of-right or by special permit, and excludes most industrial uses. It allows one and two family houses as-of-right but it excludes attached and multi-unit housing.

Highway Commercial (HC)

The HC District is intended to accommodate businesses catering to auto-oriented markets or needing relatively large sites which would be inappropriate downtown. It allows varied retail and service uses as-of-right or by special permit. It also allows single-family and two-family houses, apartments, and motels by special permit. The District requires 20,000 sq. ft. lots for most uses, but Section 7-3 again calls for 40,000 sq. ft. lots for any attached or multi-unit housing. Coverage is limited only through yard and parking requirements.

Recently, the town accommodated a new Target Department Store and a bank in its HC Highway Commercial District along Route 123 and a Lowes Home Improvement Center in the HC Highway Commercial District on Bedford Street, Route 18. These facilities are accessible individually, but they do not create one unified center. Instead they divert investment from the

existing centers, fail to strengthen them, and require more auto trips for multi-stop shopping or comparison-shopping.

Conclusion

The bylaw often requires residential lots well beyond past patterns of allowed development. These are lots which many people desire, but they also limit choices in that one may not build a house on anything less than 20,000 square feet. The requirements are well beyond the more moderate-sized 10,000 to 15,000 square foot lots which can provide an attractive, manageable setting while consuming far less land for a given population. Since the town is sewered, attractive development accommodating expected growth could be done on smaller lots and leave more land as natural habitat whether or not formally protected.

SECTION IV: ENVIRONMENTAL INVENTORY AND ANALYSIS

A. Geology, Soils and Topography

1. Geology. The geology of Abington was formed by glacial ice sheets that blanketed much of southeastern Massachusetts. As the glaciers began to melt and recede, the landscape formed and a basin was created in the present Hockamock Swamp (known to geologists as the Leverett Sea). As the ice continued to retreat it revealed the region's characteristic north-south drumlins formed by the moving ice while the subsequent Hubbard Uplift eliminated much of the Leverett Sea and created the town's present north-south drainage pattern.

2. Soils. The U.S. Natural Resources Conservation Service lists two major soil associations in Abington. Since these can contain very different soils which are found together, the functional characteristics depend on the actual mix and patterns.

- a. The Scituate - Essex-Merrimac Association covers the southern two-thirds of the town. It includes deep, nearly level to moderately steep, well-drained and moderately drained soils formed in glacial till, and nearly level, somewhat excessively-drained soils formed in sand and gravel.
- b. The Hollis - Chardon-Essex-Muck Association covers the northern one-third of the town. It includes rolling, somewhat excessively drained and well-drained soils, deep and shallow to bedrock that formed in glacial till, and level, very poorly-drained organic soils. This would suggest that much of the town would accept water readily, and be suitable for septic systems though the very tight muck areas and those with considerable hardpan would exclude such systems. However the limitations are greater because many of the soils have a seasonally high water table that commonly limits the use of on-site waste water disposal systems even in porous soils, and because some of the "excessively-drained" very coarse soils give inadequate treatment to the effluent.

The accompanying Map IV-1, Abington Soils and Geologic Features, shows that a good portion of the town has severe limitations for on-site waste-water disposal systems. In the past it was thought that these areas mapped with severe septic limitations would be very difficult to develop. However, actual development patterns indicate that with large lots (3/4 acre or more) many areas mapped with septic limitations will have some land that can accommodate approvable on-site systems. Still, local experience is that those areas with the most severe soil limitations constrained development, led to disposal problems, and required relatively large lots for on-site disposal systems. However, with the introduction and availability of a town-wide sewerage in most areas since 1983, the soil conditions that previously influenced the development pattern are less relevant so long as the town stays within the applicable daily flow limits.

3. Topography. Abington's land forms are typical of Southeastern Massachusetts, with a gently rolling landscape draining to the South, primarily along the Shumatuscancant River in the east and along Beaver Brook on the Brockton line. Elevations range from valleys of 80' MSL (Mean Sea Level) along the River south of Summer Street to a 200+/- foot knoll near Lincoln and Hancock

Streets, and a peak of 250 feet along the Brockton line at the edge of the state park (hence the nearby town water tower.)

A major, but very subtle, feature is a shallow drumlin rising to over 200 feet MSL along Hancock Street. Elsewhere low-lying areas are dominant in the meandering floodplains of the streams and brooks.

B. Landscape Character

Abington's landscape is rolling and wooded with some remaining open fields. Many of the natural areas are blocked from view by roadside business and housing developments on Form A Approval Not Required lots. A major exception is the woodland on the north side of Chestnut Street across from Ames Nowell State Park.

Another landscape asset is the town's system of streams and ponds. Abington is at the head of three river basins and though limited by small water catchment areas, they have scenic, recreation and wildlife value and are potentially important for flood control.

1. Forest Cover

In 1999 the town had 2,989 acres of forest or 46.06% of the town as compared to 88.54 acres of crop land, 21.07 acres of pasture, 94.83 acres of non-forested wetlands, and 1.47 acres of orchard, nurseries, and cranberry bogs.

This reflects a long-term decline in forest from 3,950 acres in 1951 to 3,533 acres in 1971, to 3,357 acres in 1985, and 2,989 acres in 1999. Hardwoods were the dominant type in 1951 and 1971 and appear to remain so. The continuing decline in forest reflects two trends: the clearing of land for development and the return of some former farm fields to woodland. Thus more land was probably cleared for development than the decline in forest would suggest, and that decline is partially offset by natural reforestation of some former fields.

Table IV-1
Forest Cover in Abington - Acres

	1951	1971	1985	1999
Hardwood	2,481	2,262		
Conifers	180	25		
Mixed	1,289	1,246		
Total	3,950	3,533	3,357.4	2,999

Sources: Massachusetts Mapdown Project, Prof. Wm. MacConnell, Umass Dept. of Forestry, 1951, 1971, 1985

2. Public Shade Trees

The town's public shade trees planted in the public right of way are the responsibility of the Highway Department, but little staff time is available for their maintenance since the loss of the long-term Forest Warden, Francis Mackiewicz.

There presently are an estimated several hundred trees along roads and in parks. Most are in good health and they rarely have to be removed or replaced. Thus no new ones have been removed or replaced in the past several years.

C. Water Resources

1. Drainage Basins. Abington is divided into six drainage areas or watersheds within three river basins: the Taunton River, North River, and Weymouth Back River Basins. However, most of Abington (87%) is within the Taunton River Basin, and Meadow Brook, Beaver Brook, the Stream River and the Shumatuscacant River flow southerly to the Taunton River and then on to Mt. Hope Bay. The Shumatuscacant River serves the central watershed area of the town and flows through the recharge area for the Abington-Rockland Joint Water Works Myers Avenue wells. The recharge that the Shumatuscacant River offers to this ground water supply can be affected by upstream development and activities.

The Three Basins and Drainage Areas:

Taunton River Basin

Central Abington - 5.48 square miles drains into the Stream River and into the Shumatuscant River into Whitman.

Southwest Abington - 0.40 square miles; drains into Meadow Brook in Whitman.

West Abington - 2.82 square miles; drains into Beaver Brook in Abington.

North River Basin

Northeast Abington- 0.91 square miles; drains into French Stream, Rockland.

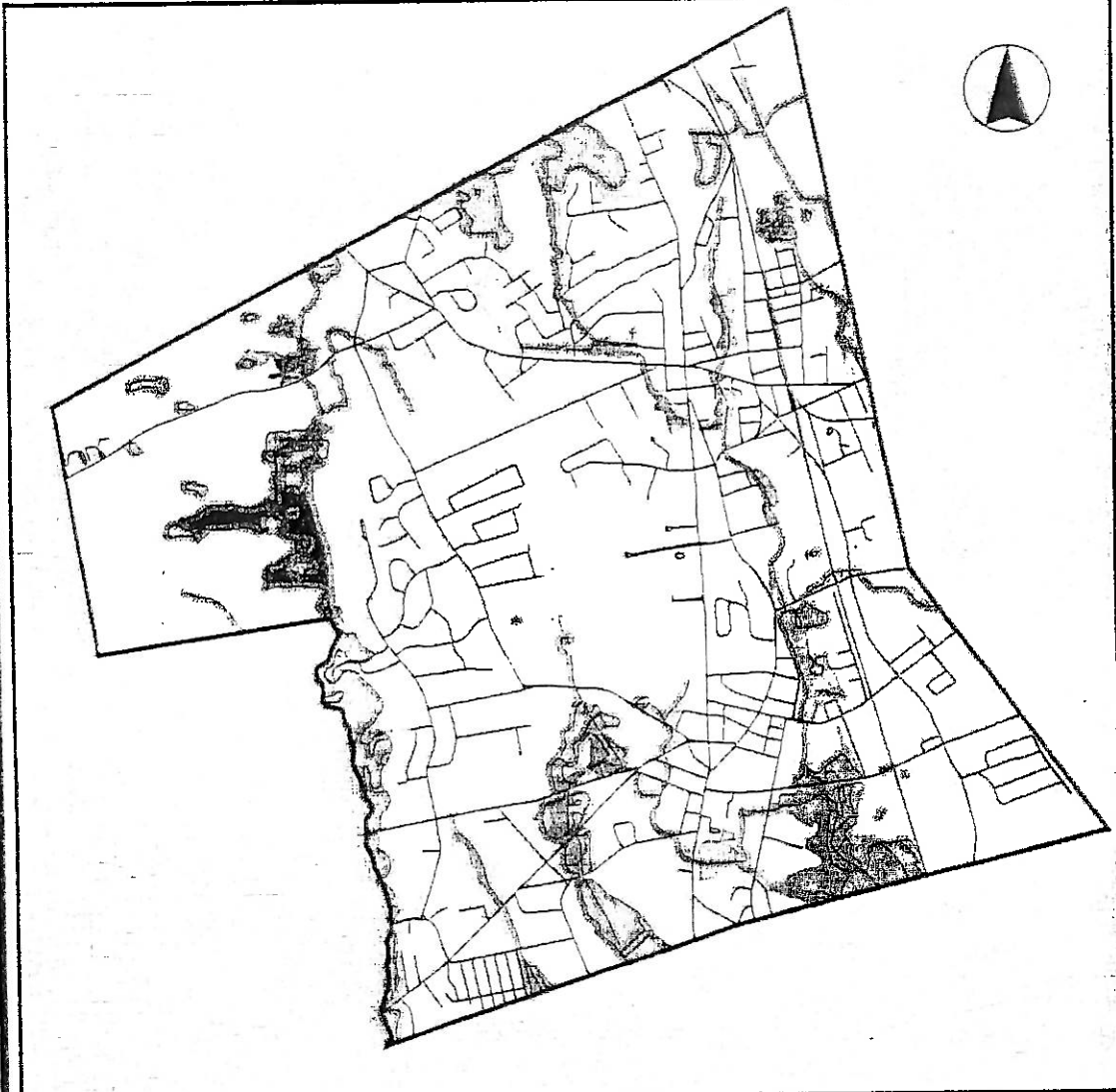
Southeast Abington- 0.29 square miles; drains into Beech Hill Swamp, Rockland.

Weymouth Basin

Northwest Abington- 0.07 square miles; drains into Holbrook via Trout Brook.

As noted previously, the Central Watershed with its 5.48 square miles is the largest in Abington. The most significant hydrologic aspect of this watershed is that it is the drainage area for the wells located off Myers Avenue in the southern part of the town; that is, the aquifer that supplies the Meyers Avenue wells is under the watershed. To protect this recharge area from pollution and from development that would inhibit recharge, the Abington-Rockland Joint Water Works owns over 60 acres of land in the vicinity of the wells.

MAP IV-1 ABINGTON SOILS & GEOGRAPHIC FEATURES



- ROADWAYS
- HYDROGRAPHY
- 100' STREAM BUFFER
- FLOOD ZONES A & AE
- A
- AE
- SURFACE WATER
- WETLANDS
- SOILS WITH SEVERE SEPTIC LIMITATIONS
- ABINGTON
- SURROUNDING ROADWAYS
- SURROUNDING COMMUNITIES

1 0 2 Miles



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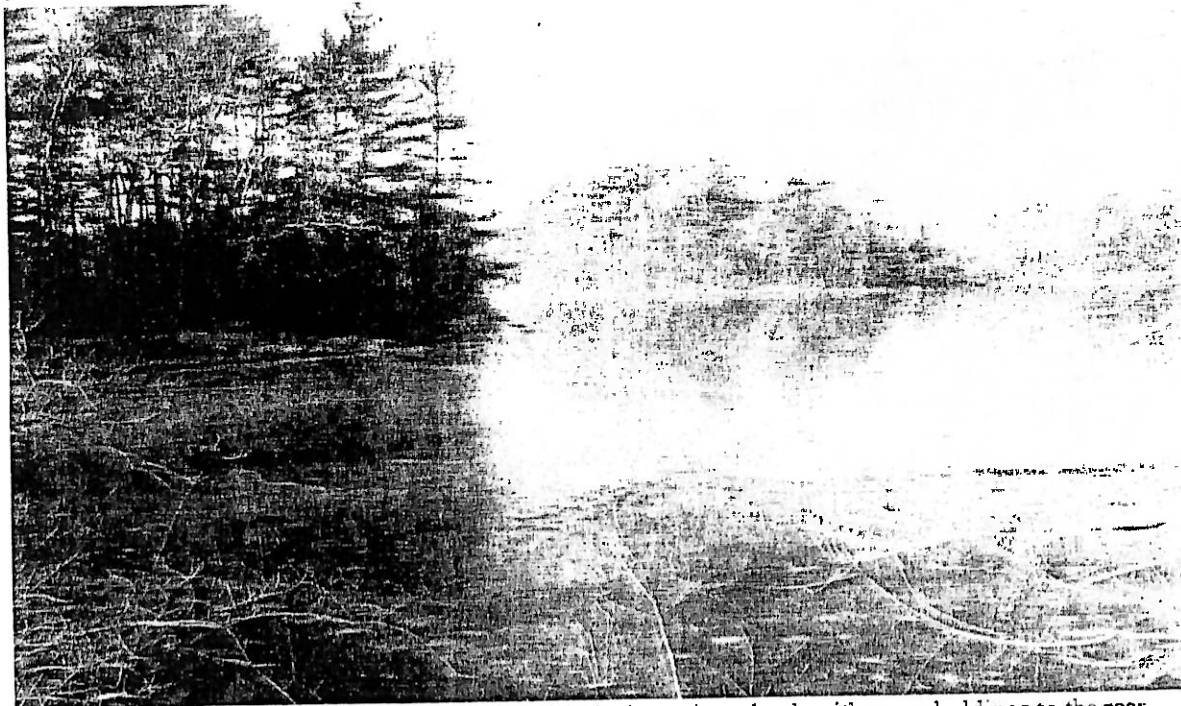
GIS DATA SOURCES:
MASSGIS, MHD,
TOWN OF ABINGTON

APRIL, 2006

2. Surface Water, Rivers and Streams. Most of Abington lies at the headwaters of the Taunton River Watershed. Approximately 87% of the town drains into the Taunton River Basin via the Shumatuscacant River, Beaver Brook, Meadow Brook, and the Stream River. The Shumatuscacant River is the largest stream in Abington and is formed from several small tributaries in North Abington. The river winds its way down the east side of town behind the Frolio School and Early Childhood Center to Island Grove Pond where it is impounded by a 13-foot earth-filled dam. It continues below Centre Avenue and through a large wetland area near the town's wells, into the town of Whitman.

Joining the Shumatuscacant River in Whitman is the Stream River. This begins in Abington just east of High Street in Conservation Commission-owned wetlands. It flows northerly (the only stream that does so in Abington) for several hundred feet crossing Ashland and Groveland Streets where it joins several other small tributaries at the edge of the former town landfill.

The other major local stream is Beaver Brook which begins in Holbrook and flows south through Cushing, Cleveland, and Hunt's Ponds into Brockton and Whitman. Protected lands along the brook include Brockton conservation land and the Ames Nowell State Park in Abington. Like all of Abington's streams, Beaver Brook has limited flows.



Scenic Cushing Pond on former Pohorecky land and other private land, with town holdings to the rear beyond the pines. Note the informal hockey rink laid out on ice to the left.

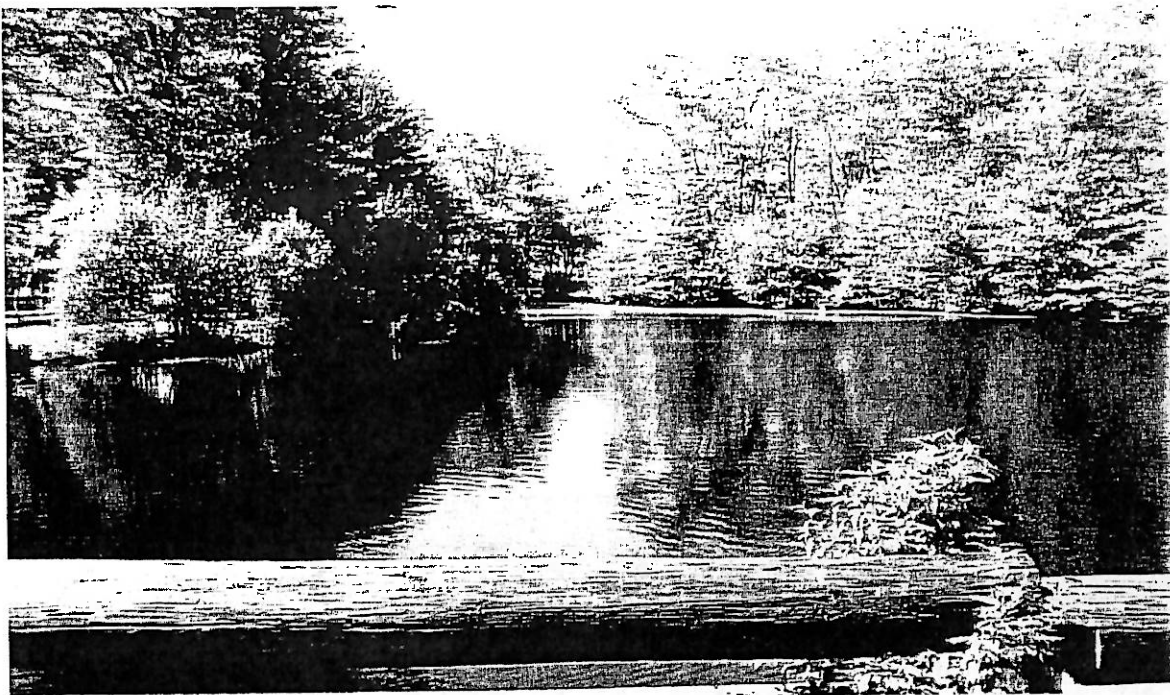
3. Ponds, the town is fortunate in having a number of ponds. Three are on Beaver Brook. The largest is Cleveland Pond, (88 acres) in Ames Nowell State Park, bordered by woods, a park access point, swamp land and the pond's bridged control structure. Although swimming is

reportedly prohibited because of shallow depths and algae, some people swim anyway. Boating and fishing are allowed.

Just north of Cleveland Pond and visible from Chestnut Street is the very beautiful and scenic privately-owned 10-acre Cushing Pond with town land to the north and west, but no public pond frontage except along Chestnut Street.

Hunt's Pond (6 acres) off of Mill Street is the smallest of the three Beaver Brook ponds. It is bordered on its eastern edge by protected agricultural land. (See discussion of the Valatka Conservation land.)

The Shumatuscacant River has two impounded ponds. The larger and most popular pond in Abington is the town-owned Island Grove Pond (35 acres) located between Washington and Plymouth Streets in the center of Abington. It has an enclosed swimming area fed by well water that flows through the swimming basin into the pond itself. While access to the western side of the pond is limited by residential development, the eastern side is reached by the Wilson Memorial Bridge. This is the town-owned Island Grove Park.



A little known pond formed by a Shumatuscacant River impoundment, largely on Mount Vernon Cemetery land between the Frolio School and Cemetery, north Hamil Lane

A third pond, Thompson's Pond, is located between the railroad tracks and the former naval air station, just north of Savine Street, and a much smaller un-named pond to the north, are unusual in being natural ponds rather than impoundments.

Thompson's Pond drains to the uppermost portion of French Brook flowing to the South Coastal drainage basin.

4. Wetlands and Flood Hazard Areas. Abington's streams and ponds with their extensive wetlands and floodplain areas form a complex pattern that constitutes the town's drainage system. This natural drainage system not only channels water and storm water runoff, but provides holding areas for excess water. The wetlands near the Abington wells also allow groundwater recharge. These three functions, drainage, flood protection and groundwater replenishment, are critical roles of the town's floodplain/wetlands system.

Areas within the Floodplain and Wetlands Protection Zoning District make up almost one half of the land area of the town. These are subject to seasonal or periodic flooding or have high water tables giving severe limitations for housing. The flood hazard areas are limited because Abington is at the headwaters of the Taunton River Basin and has limited stream flows. In addition, there is little impervious development upstream that would increase storm flows and downstream flooding in Abington.

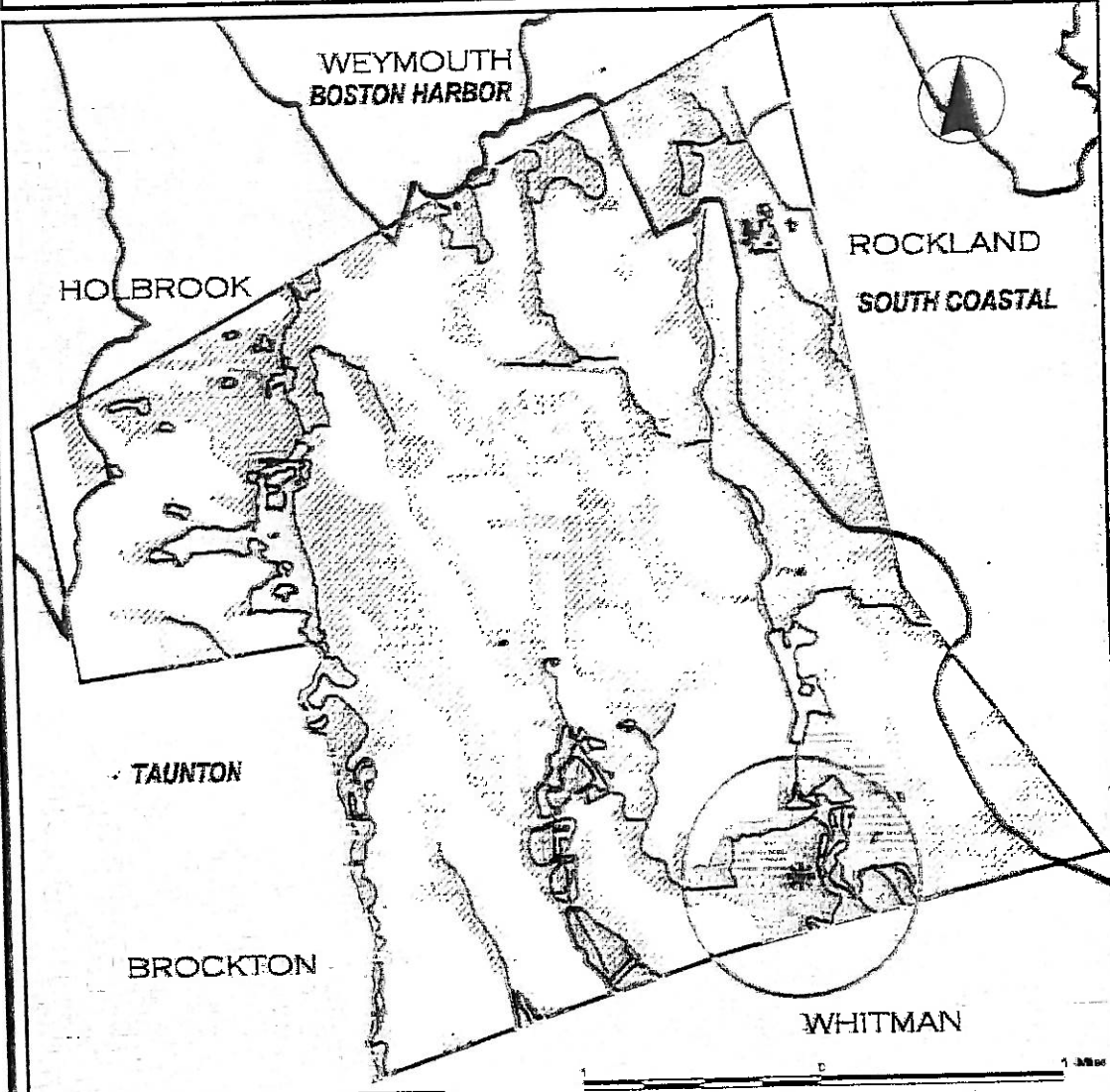
5. Groundwater - Aquifer Recharge Areas. The town's aquifer recharge areas are shown by the Aquifer areas and the interim Wellhead Protection Areas (Zone II) on the Water Resources Map, above, and by any delineated Zone II areas. The Abington Zoning By-Law has a Watershed Protection District to protect these aquifer recharge areas. It is mapped around the Myer's Avenue town water wells and is bounded by Routes 18 and 58, Centre Avenue, and the Whitman town line.

D. Vegetation/Habitat

1. General Inventory. Abington's undeveloped land is primarily woodland, with much of it being wooded swamp. In 1971 and 1991 the MacConnell Massachusetts Mapdown Project in its "Twenty Years of Change" reports inventoried forest, farmland, open land and other undeveloped and developed land and land uses, and noted changes over the previous 20 years, with the first covering 1951 to 1971. It can be seen from Table IV-1 that Abington experienced large losses from 1971 to 1991 in all three of the undeveloped land categories, but the most significant loss was the 565 acres of forested land.

Then, by 1999 the Department of Revenue found that half of the open land and a third of the remaining farmlands had been lost in the eight years since 1991, though the decline in forest (only 58 acres lost) was much reduced. The reduced loss of forest may reflect reforestation of previous open land or cropland taken out of production, as well as possible changes in definition and study methods. See the discussion of Forestry Issues on page IV-18 below.

MAP IV-2 ABINGTON WATER RESOURCES



- PUBLIC WATER SUPPLY
- INTERIM WELLHEAD PROTECTION AREA
- MAJOR DRAINAGE BASINS
- HYDROGRAPHY
- 100' STREAM BUFFER
- EXISTING WATERSHED PROTECTION DISTRICT
- FLOODPLAIN & WETLAND PROTECTION AREAS
- WETLANDS
- SURFACE WATER
- FEMA ZONES A & AE
- AQUIFERS
- 100-300
- >300
- ABINGTON
- SURROUNDING COMMUNITIES

SOUTH COASTAL

DENOTES MAJOR DRAINAGE BASIN



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GIS DATA SOURCES:
MASSGIS, MHD,
TOWN OF ABINGTON

APRIL, 2006

2. Changes in Land Use

The changes in land use from 1971 to 1999 are shown in the following table.

Table IV-2
Town of Abington Acreage by Land Use Category, 1971-1999

Land Use Category	1971	1991 Acres	Change Acres	1999 Acres	Change Acres
Farm Land	244	169	-75	111	-59
Forest	3,622	3,057	-565	2,999	-58
Open Land	702	460	-242	-230	-230

Sources: The MacConnell Massachusetts Mapdown Project, 1971 and 1991; Mass. GIS

Note: There are slight inconsistencies between Tables IV-1 and IV-2 in the 1971 forest totals due to different sources of MacConnell data, but the overall pattern of loss remains.

3. Rare, Threatened and Endangered Species. The Natural Heritage and Endangered Species Program's BioMap2 identified five Core Habitat Areas and two Critical Natural Landscape Areas which are all or partially in Abington. These are tools for conservation planning but have no direct regulatory function.

In addition the Natural Heritage Atlas shows Priority Habitats used for regulation under the Massachusetts Endangered Species Act, and Estimated Habitats used for regulation under Wetlands Protection Act. These often overlap with each other and with the Core Habitats and Critical Natural Landscapes, and all are valuable for conservation planning. The town's areas of Core Habitat are described below along with related Estimated and Priority Habitats and areas of Critical Natural Landscape drawn from the BioMap2 report on the town of Abington.

Core Habitat BM 1102 in the southeast quadrant of the town (shared with Whitman) encompasses a cattail marsh with a shrub swamp and a small stream along the Shumatuscancant River. This wetland provides breeding habitat for two endangered rare species of marsh birds, the American Bittern and the Least Bitten. Both of these are endangered. It contains the smaller Critical Natural Landscape 561 and is also Priority Habitat PH 1137 and Estimated Habitat WH 293.

Core Habitat BM 1228 is anchored by Ames Nowell State Park. It includes unprotected Atlantic White Cedar Swamp (habitat for the Hessel's Hairstreak Butterfly) in the vicinity of Cushing Pond. It is mapped as extending north into the Town of Holbrook as Core Habitat 1323 which includes Critical Natural Landscape 652. This in turn extends into a small area in Abington just east of Route 139. Core Habitat 1228 also includes the smaller Estimated Habitat 4084 and Priority habitat 1062 just below the town line as shown on the 2003 Natural Heritage Atlas published by the Natural Heritage and Endangered Species Program of the Division of Fisheries and Wildlife.

Core Habitat BM 1294

The BioMap 2 shows the third Core Habitat area in the northeastern corner of the town west of Bedford Street and north of Spruce and Pine Streets. It is mapped as Estimated Habitat WH 7499 and Priority Habitat PH 985 in the 2003 Atlas. This site includes Thompson Pond and largely unprotected land on the former South Weymouth Naval Air Station (now the new community of Southfield), and extends well into portions of the base in Rockland and Weymouth. It supports populations of Mocha Emerald Dragonflies, Eastern Box Turtles and Spotted Turtles, along with Grasshopper Sparrow and Upland Sandpipers which nest in open grassland such as those around airport runways.

Core Habitat BM 1323

Core habitat 1323 is almost entirely in Weymouth with a small sliver of habitat and a portion of Critical Natural Landscape 652 just south of the town line and east of Route 139 in Abington. It includes Wetland and Aquatic Core habitat with some Coastal Atlantic White Cedar Swamp and houses communities of Plymouth Gentian flowers, Mocha Emerald Dragonflies and Spotted Turtles.

Core Habitat BM 1144

This is a very small (13-acre) area bracketing the Abington/Brockton line south and west of Cleveland Pond. It houses water-oriented New England Bluet Damselflies, a Species of Special Concern.

Each of these Core Habitat areas contains several different state-protected species that depend on wetlands. The northern area identified as Core Habitat 1029 on the following Map and noted above contains a small example of an Atlantic White Cedar Swamp, a plant community that occurs predominately in Southeastern Massachusetts. This plant community provides a valuable habitat for both rare and common species found in the wetland and adjacent uplands and is located largely in the Pohorecky holdings discussed earlier.

These areas are particularly valuable in ecological terms according to the Massachusetts Natural Heritage and Endangered Species Program. Fortunately, they are both at least partially in public ownership. However, protection is needed for any remaining unprotected land in these areas and in adjacent areas.

The Massachusetts Natural Heritage and Endangered Species Program suggests that "A proactive approach to wetland conservation is necessary to ensure that the wetlands maintain their natural water regime, including normal fluctuations and connections with the uplands and other wetlands. Moreover, protecting streams in the vicinity of each of these wetlands is crucial since streams act as conduits of the water and as corridors for movements of upland and wetland species. Water quantity and quality are thus ongoing issues for wetlands, and these are particularly important in areas such as Abington where rare species are concentrated in the wetlands."

E. Fisheries and Wildlife

The Massachusetts Natural Heritage and Endangered Species Program, BioMap2 Report for Abington, dated 2112 notes the occurrences of rare species in the town and is the source of the information shown in Table IV-2.

Table IV-2
Abington Rare Species

Species	Taxon*	Status
Birds		
American Bittern (<i>Botaurus lentiginosus</i>)	Bird	E
Least Bittern (<i>Ixobrychus exilis</i>)	Bird	E
Grasshopper Sparrow (<i>Ammodramus savannaarum</i>)	Bird	T
Upland Sand Piper (<i>Bartramia longicauda</i>)	Bird	E
Insects		
Hessel's Hairstreak (<i>Callophrys hesseli</i>)	Lepidoptera	SC
New England Bluet (<i>Enallagma laterale</i>)	Dragonfly Damsel	Non-listed SWAP*
Mocha Emerald	Dragonfly	SC
Amphibians		
Northern Leopard Frog	(<i>Rana pipiens</i>)	Non-listed SWAP*
Reptiles		
Eastern Box Turtle (<i>Terrapene Carolina</i>)	Turtle	SC
Spotted Turtle (<i>Clemmys Guata</i>)		Non-listed SWAP*

* State Wildlife Action Plan

Taxon: A taxonomic category or group, such as a phylum, order, family, genus, or species.

The status definitions are:

E = Endangered: In danger of extinction throughout all or a significant portion of its range or in danger of extirpation as documented by biological research and inventory

SC= Special Concern: Documented by biological research and inventory to have suffered a decline that could threaten the species if allowed to continue unchecked, or potentially threatened in Massachusetts because it occurs in small numbers or with a very restricted distribution or specialized habitat requirements.

T = Threatened: Any species of plant or animal likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range, and any species declining or rare as determined by biological research and inventory and likely to become endangered in the foreseeable future.

Bird and Animal Species

Abington's network of small tributary streams, ponds, and swampy areas provide good habitat for native Black Duck and other water fowl and muskrats. The brushy borders of such areas provide food and cover for the Ruffed Grouse, Cottontail Rabbit and Hare. Most of the wooded sites in town are small and surrounded by housing. Despite increased development, observations indicate that Abington still has a varied wildlife. It includes:

Birds

- American Bittern
- Barn Swallows
- Black Ducks
- Blue Birds
- Bobolinks
- Canada Geese
- Coopers Hawk
- Crows
- Grass Hopper Sparrows
- Hummingbirds
- Kestral Hawk
- Least Bittern
- Owls
- Pigeons
- Robins
- Ruffed Grouse
- Starlings
- Turkeys
- Upland Sand Pipers
- Woodcock

Mammals

- Chipmunks
- Cottontail Rabbits
- Coyotes
- Deer
- Field Mice
- Fishercats
- Fox
- Hare
- Moles
- Muskrats
- Opossums
- Raccoons
- Skunks

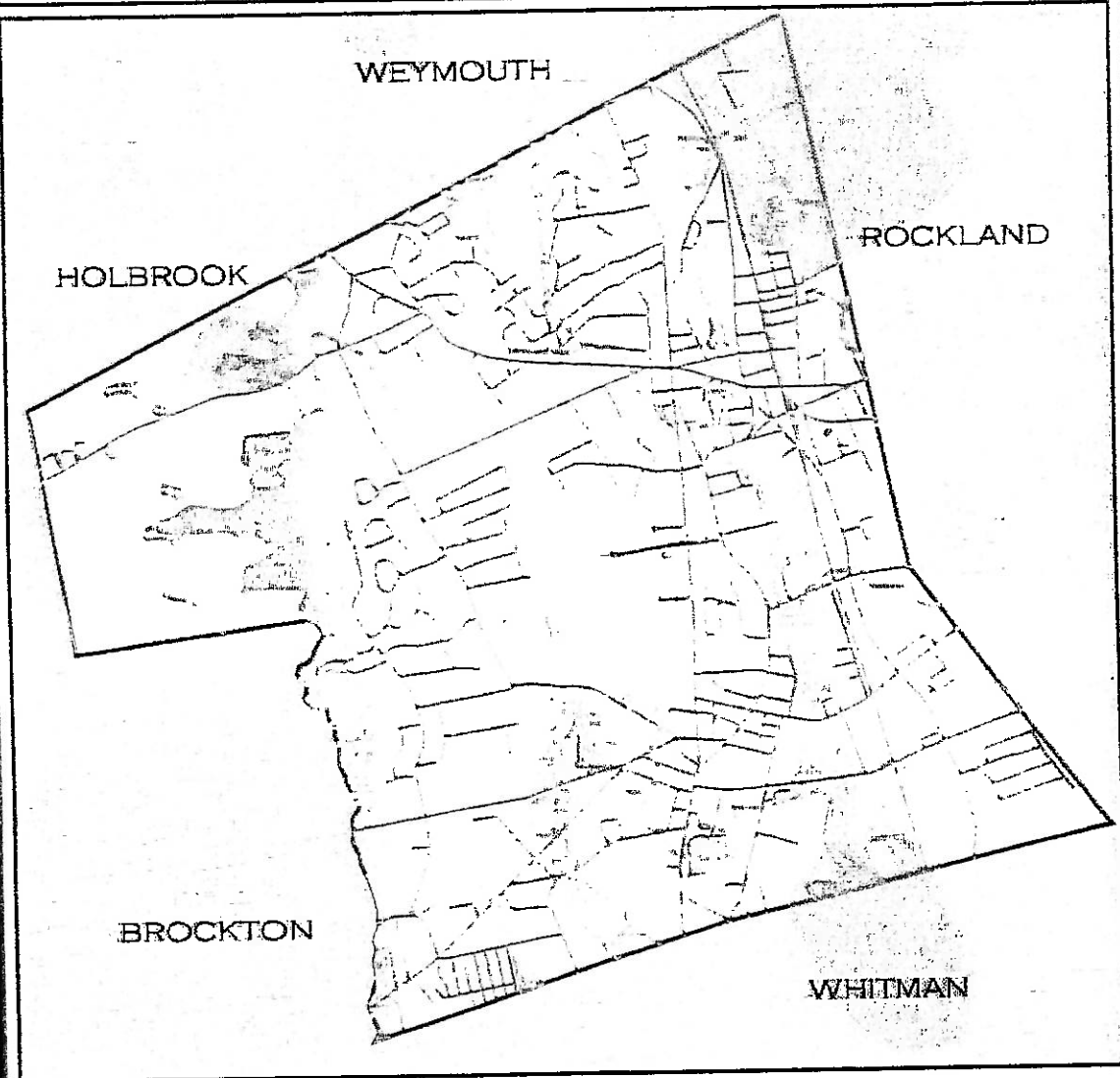
Squirrels
Rats
Water Rats
Woodchucks

Potential Wildlife Corridors are:

- A crossing from the woodland south of the Woodsdale School across Hancock Street to the Ames Nowell State Park
- North and south from the woodlands and wetlands north of Groveland Street, across Rockland St. and north past new development along Adler Drive and across Lincoln Street by the town water tanks to the Woodsdale School backland. This sequence was the path of a previously proposed linear Town Forest before it was precluded by intervening development such as Colonial Road and Adler Drive.
- North and south along the Shumatuscacant River from South of Oak Street through Island Grove Pond to the Hobart Meadow in Whitman
- A corridor from Cleveland Pond in Ames Nowell State park along Beaver Brook to the wet meadow south of Route 123 in Brockton

Note: These all involve road crossings except for where streams cross under roads via culverts or bridges.

**MAP IV-3
ABINGTON PRIORITY, ESTIMATED, AND
CORE HABITATS OF RARE SPECIES**



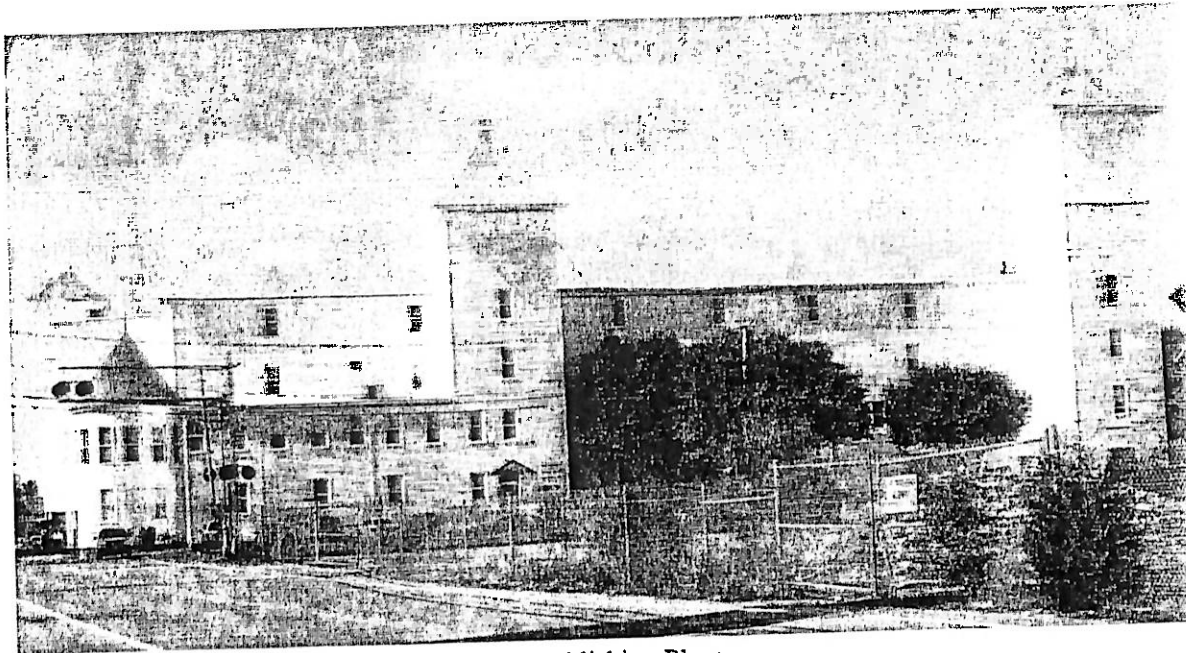
- ROADWAYS
- PRIORITY HABITAT OF RARE SPECIES
- HYDROGRAPHY
- WETLANDS
- SURFACE WATER
- SURROUNDING ROADWAYS
- ABINGTON
- SURROUNDING COMMUNITIES



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70 SCHOOL STREET
BROCKTON, MA 02301**

**GIS DATA SOURCES:
MASSGIS, MHD,
TOWN OF ABINGTON**

NOVEMBER, 2012



An Industrial Landmark, the New England Art Publishing Plant

F. Scenic Resources and Unique Environments

1. Scenic Landscapes. The Massachusetts Department of Environmental Management (DEM) earlier compiled an Inventory of Scenic Resources in the state. Neither the original 1982 DEM report nor later updates list anything in Abington or other non-coastal portions of Southeastern Massachusetts. Instead these surveys concentrated on large scale, multi-community vistas, generally with considerable relief and good visibility from highways, and did not include moderate-scale or minimal relief vistas in individual communities. While the inventory included many agricultural vistas, it overlooked the scenic beauty of Southeastern Massachusetts' characteristic ponds and cranberry bogs. A future Southeastern Massachusetts Landscape Inventory could be expected to be more comprehensive, reflecting local observations and values and thereby identifying subtler, more varied resources.

The more recent 2000-2001 Southeastern Massachusetts Heritage Landscape Inventory sought to identify and document subtler cultural landscapes such as cranberry bogs, village centers, or mill sites which "are vital to the history, character, and quality of life of communities." It was expected to be more comprehensive, reflecting local observations and values, and thereby identifying subtler, more varied resources. Unfortunately, Abington is not known to have been included in the initial survey of 15 communities used to develop the program. However the staff of the Department of Conservation and Recreation (Successor to the DEM) is available to help communities do local inventories.

This study has earlier noted that "With its moderate relief and limited open landscape Abington's scenic views are generally water related". See Map IV-4, "Abington Unique Features and Scenic Resources". These views include:

- (a) The view into Ames Nowell State Park from Linwood Street
- (b) The long view across Cleveland Pond from its eastern shore
- (c) The stunning view across Cushing Pond from Chestnut Street
- (d) The scenic view of surrounding lands from the highest point in the Strawberry Valley Golf Course
- (e) The views across Island Grove Pond from Central Street and Centre Avenue
- (f) The view north from the top of Hancock Street hill across Chestnut Street
- (g) Much of Mount Vernon Cemetery
- (h) The prominent wooden New England Art plant.

2. Cultural, Archeological and Historic Areas. The town's major sites of cultural, archeological or historic interest include:

- (a) The North Abington Railroad Depot - the only local building on the Federal List of Historic Places, now a restaurant
- (b) Island Grove Park - a protected Historic Landscape and site of early Abolitionist meetings.
- (c) Mount Vernon Cemetery - a protected Historic Landscape used as a burial ground for early residents.
- (d) The great concentrations of historic properties in the western part of town (such as the handsome colonial house at the southern end of Linwood Street). These reflect the town's agricultural past, but few intact farmsteads remain.
- (e) Victorian homes along Washington Street near Abington Center, along Adams Street from Washington Street to the North School and along Adams Street from Wales Street to Pine Street. These reflect 19th Century Prosperity.
- (f) The archetypical small New England mill just north of Arnold Park.

In all, the Abington Historic Commission's 1984 town-wide inventory of historic and archeological resources lists over 200 such historic places in the town.

3. Unusual Geologic Features of the Town

With gently rolling terrain few major rock outcroppings and small headwaters streams, the town is attractive, but has few unusual features. A landscape inventory would be unlikely to find any remarkable geologic features since the low-lying, relatively level glacial landscape has few prominent features like eskers, except perhaps for an occasional erratic (major boulders deposited on the surface and separate from underlying bed rock) and none were noted during this study or its predecessors.

G. Environmental Challenges

1. Hazardous Waste and Brownfields Sites. The town's most potentially significant documented environmental problems are those requiring clean-up of hazardous materials. As shown in Table IV-3 below, most of these have been successfully resolved with no significant remaining

hazards, or are under way, and there is only one in which "the responsible party has not responded."

2. Landfills. The Town of Abington has one previous landfill site. The unlined former 13-acre Abington Landfill is on Groveland Street. It served the town's solid waste disposal needs from 1940 to 1975. The landfill was closed and capped in 1984 when the town entered into a solid waste disposal contract and no longer disposed of refuse in town. However, the capping was unsatisfactory and the town is under an Administrative Consent Order from the Department of Environmental Protection (DEP) to re-cap it with the work done by 2009. The work was delayed by limited funds, but the town contracted with SEA Engineering who have monitoring wells at the site and prepared plans for the capping the landfill in accordance with DEP requirements, FY 2015. Subsequently the Board of Selectmen voted in early 2014 to seek a No Action ruling from the DEP. This would indicate that over time the landfill has ceased to be significantly hazardous and no further capping is required. The town anticipates such a response, as there has been no sign of disapproval.

**Table IV-3
Abington Environmental Cleanup Sites**

Type of Site/Status of Cleanup by Mass. DEP Categories

Type	Number
Adequately Regulated, Phase II Remaining Risks being determined	1
DEPNFA, Old sites requiring No Further Action	6
LSPNFA, Phase II, Risks determined by Licensed Site Professional, (LSP) no further action required	1
DPS Down-gradient Property Status, affected by flows from upslope	1
Tier 1 C1 Phase IV, Serious requiring a DEP Permit, but under way under LSP supervision	1
Tier 1 D Responsible party has not responded	1
Tier 2 Moderately Hazardous. LSP may respond w/o DEP Permit	1
Tier 2 Phase II, Risks are being determined	2
Tier 2 Phase IV, Cleanup I completed	1
Tier 2 Phase V, Longer term treatment, maintenance, and monitoring	1
RAO Remedial Action Outcome, a statement of no remaining significant risk or at least removal of all substantial hazards	2
RAO A-1 Permanent solution achieved; reduction to background levels or no threatened release.	18
RAO A-2 Permanently solved though contamination is not reduced to background	32
RAO A-3 Permanently solved though contamination is not reduced to Background levels, with activity/use limitation	14
RAO B-1 No action, as no significant risk exists	4
RAO C A temporary cleanup with no significant risks, re-evaluated every five years	1
RAO Phase II, Risk s are determined	3
REMOPS Phase V (Remedy Operation Status) an active operation in use and being monitored	1
RTN Closed, being followed under another number	9
Unclassified	1

Source: Commonwealth of Massachusetts, Department of Environmental Protection, Bureau of Waste Site Cleanup.

3. Erosion. There are currently no major problems associated with soil erosion in Abington due to the relatively flat to rolling topography and slow flowing streams and water courses.

4. Chronic Flooding. There are no chronic areas of flooding in Abington, but there are a few areas that are prone to flood during a 100-year storm event. These flood-prone areas are

primarily located adjacent to or along Route 18, the major north/south state highway in town. The flooding is mainly due to inadequately-sized storm water culverts in Route 18 near the Shumatuscacant River crossing at Washington Street. These prevent the flow of storm water under the roadway and result in water back-up and flooding. With the widening and improvement of Route 18 as part of the redevelopment of the former South Weymouth Naval Air Station, most of these problems will be rectified. Conversely, further efforts might find low-lying areas above troublesome culverts which could be modified to be temporary detention areas limiting downstream flooding. The culverts would be altered to allow normal flows, but to retain flood flows until the point of overtopping.

5. Sedimentation. Sedimentation has not proven to be a significant problem given the tight soils and limited relief and is closely monitored and controlled during construction projects. The Town Highway Superintendent indicates that the Public Works Department periodically clears sediment from inlets and outlets to storm water drains to permit good water flow.

6. Forestry Issues. As noted earlier, the town's predominantly hardwood forests have been diminishing in area due to development, though some old farm fields are being naturally reforested.

The town has no known major threats to its trees apart from development. However potential regional challenges reported by West Bridgewater Tree Warden and Forestry and Parks Superintendent Chris Iannitelli which might face Abington's trees include destructive insects like:

- The Ash Borer which can kill ash trees by penetrating the bark to feed.
- The Asian Long Horned Beetle, which kills thousands of trees particularly maples, birch, elm, willow and possibly ash and poplars by boring through tissue carrying water from below and nutrients from the canopy. These are the most destructive
- Woolly Adelgids which particularly attack hemlocks as aphids do by sucking juice from them year round, not just in the spring
- Winter moths who weaken various hardwoods by chewing their leaves
- Other moths such as Gypsy moths whose larvae eat leaves and weaken trees over time.

Forest fires are minimal since there are few areas with fire-prone scrub oak and pine, but fires have occurred in the State Park.

As elsewhere, breaking up contiguous blocks of forest limits wildlife movement and habitat integrity. This can be seen in the breaks in possible wildlife corridors described earlier. It is offset somewhat by the remaining contiguous blocks of forest in the State Park.

7. Development Impacts. A primary concern of Abington's residents is the gradual changes that are taking place in the community due to development, and how these changes have and will

over time affect the character of the community. Most of the recent development has been residential although there have been some significant commercial developments including the Wal-Mart and Target Department stores, Stop and Shop, and the expanded, relocated Cape Cod Lumber Co. that have consumed developable land. A build-out analysis completed by EOEa in 1998 calculated a potential population of 19,275 at full build out under the present development regulations. Another analysis done as part of the 1999 Master Plan update assumed the possibility of more dense development and calculated a build-out population of 24,900. The latter projection appears to be the more reasonable in view of recent development in the town.

8. Ground/Surface Water Pollution. As of this writing, there are no identifiable or documented ground and or surface water pollution problems in the Town of Abington.

9. Environmental Justice. The equitable or inequitable distribution of community resources or problem facilities can be judged by comparing the distribution of these resources/facilities with the distribution of minority and low-income populations. As shown on Table III-1, there are no major concentrations of low-income or minority populations and no concentrations of combined low-income and minority populations revealed by this tract level data. The tract (5202.02) with the largest per cent minority population, 12.7% also has the highest median household income, \$95,862. At the same time the tract (5202.01) with the lowest median household income, \$59,211, has only a midrange minority population of 6.3%. As important, amenities are well distributed except for the one large region-serving State Park in the northwest corner of the town.

While the major amenity, the State Park, is at the edge of town near relatively affluent large lot newer neighborhoods along Hancock Street, it is clearly accessible to all residents town-wide by car, foot and bicycle. It also adjoins moderate income, predominantly minority, Brockton neighborhoods though there are no identifying signs or clear access points which could encourage neighborhood usage.

At the same time, the older, higher density, more moderate-income neighborhoods in the eastern part of the town along Adams Street and Washington Street have good access to the town's jewel, Island Grove Park, and to the educational and recreational opportunities around Ralph G. Hamlin Lane.

Being central, these long-established neighborhoods also include inactive railroad tracks, the MBTA commuter rail line, and scattered long-established industries such as the landmark greeting card plant shown on page IV-16, and careful planning is required to keep the mixed uses compatible. For example the long inactive Hanover Branch railroad tracks in North Abington are being converted to a regional bike/pedestrian trail.

Other amenities at the Town Hall/Library/Reilly Field Recreation Area complex are central to the whole town, though they are remote from the traditional centers, and have no direct connection to the nearby Hancock Street "Country" neighborhoods.

Conclusion: Though some neighborhoods are more or less affluent than others, Abington has no significant concentrations of minority or low-income populations leading to spatially defined Environmental Justice issues. That is, there are no concentrations of such populations near

noxious or hazardous uses, or uniquely distant from open space and recreation amenities. At the same time the proposed open space and recreation acquisitions and improvements are also well distributed so as to have some open space serving every neighborhood as shown on the Action Plan Map.

SECTION V: INVENTORY OF LANDS OF CONSERVATION AND RECREATION INTEREST

Introduction

Open space resources, including conservation land and recreation areas are important to the Town of Abington for providing active and “passive” recreational opportunities and offering visual relief from the built environment. Accordingly, the Town recognizes the importance of preserving and protecting threatened or vulnerable open spaces from development. Failure to protect these threatened properties may degrade the quality of life of the town.

The amount and distribution of open space in a community does much to shape its character. Lack of protection may allow incompatible land uses; result in unwanted changes in the appearance of the town; reduce the quality of life of residents; and degrade the town’s natural resources in a relatively short time. By protecting open space and planning for compatible development the Town can assure residents and prospective newcomers that the features, policies, and practices that attracted them to Abington will continue to shape its future.

The town has significant open space and recreation resources including an array of publicly and privately owned land that is used for both “active” and “passive” recreation. In addition, considerable open space is owned by the Abington-Rockland Joint Water Works for regional water supply protection. As of this writing, the Town has approximately 1707.25 acres of fully or partially protected open space. Of these, 1,461.25 are publicly-owned and 183.91 are privately-owned (with the recent sale of the golf driving range). Of the public holdings, 607.36 acres are at Ames Nowell State Park and another 178.75 acres of predominantly public land are within the Abington part of the former South Weymouth Naval Air Station (SWNAS) property.

Most of the land within Abington’s portion of the base is publically owned by the US Navy, the National Park Service, and the new Southfield Redevelopment Authority, with some held by the overall private developer, Starwood Corp. Thus the public holdings on Abington’s portion of the former base are slightly under 178.75 acres. This land is likely to remain as open space in the successor Master Plan given its low, wet nature. The town might want to acquire it to have the surest control of its future use, but that probably is not necessary.

Overall, this inventory serves to identify existing open space and recreation resources and offers a baseline against which to evaluate existing and future needs.

Background

Abington's Open Space and Recreation resources consist of private, public and semipublic holdings and facilities, and of natural and scenic assets which give the town its unique character. Some resources can be protected by partial or full acquisition or Conservation Restrictions (CRs). Others, such as a scenic landscape or an historic development pattern, may be difficult to protect in the face ongoing development without changed perspectives on approaches to land use.

This section presents an inventory of all protected, under-protected, or unprotected parcels in Abington of conservation and recreation interest. The unprotected properties of special interest in private and nonprofit ownership are listed in Table V-1.

Protected open space and recreation lands in public or non-profit ownership are listed on Table V-2A and unprotected or minimally protected public or nonprofit lands are listed on Table V-2B.

The narrative following the tables provides site specific information regarding parcel(s) location and access; acreage; zoning; restrictions; uses; ownership and management; degree of legal protection for preservation as open space; some qualitative observations and, recommendations for action. In addition, Map V-1 "Abington Protected and Unprotected Recreation and Open Space Lands" presents the inventory visually.

The inventory is categorized according to the Massachusetts Division of Conservation Services' definitions for protected and unprotected lands. Protected lands are public or semipublic parcels that are permanently committed for conservation and recreation purposes, and may include permanent deed restrictions. These do not apply to all public land. The unprotected lands are a mixture of Town-owned land not committed to conservation purposes and similar unprotected state-owned and private land of recreational or open/green space value.

There are several degrees of Resource Protection. Ownership by a public agency for open space, recreation, and natural resource protection is the most protective if the purpose of the agency ownership is stated and if the sites are dedicated to such use in the deed or by a Conservation Restriction (CR).

The deed stipulation can be important because recent history has shown that a town meeting vote to acquire land "for open space purposes or other purposes" does not always prevent a change in use or later sale. In addition, such a deed triggers further protection under Article 97 of the Massachusetts Constitution which requires local votes plus a two thirds vote of each house of the General Court to change the use of public land acquired for such purposes. Article 97 should apply to any land held for open space recreation and resource protection by an agency with such purposes, but dedication in the deed strengthens this protection.

Protection under Article 97 applies to lands held for open space purposes by state agencies such as the new Department of Conservation and Recreation (including the former Department of Environmental Management and the Metropolitan District Commission) and the Division of Fisheries and Wildlife; and by local bodies such as Conservation Commissions, possibly Water Departments, and Recreation Commissions.

While Article 97 refers only to the power of the General Court to provide for acquiring land for such open space and recreational purposes, the Attorney General interprets it as also applying to acquisitions by individual communities since they are creatures of the state.

In contrast, land held by the Selectmen for general municipal purposes or by the School Department for educational purposes (including playgrounds) is not protected unless under a conservation restriction or otherwise limited to such a use. That is because backland or playground land on a school site may be converted to other uses unless specifically committed to open space or recreation uses, e.g. by a Conservation Restriction.

In addition, land acquired with aid from the State Division of Conservation Services is also protected by a requirement that such land converted to other uses (most commonly schools) has to be replaced with land of similar size and value. This is often difficult in land-short communities.

Land taxed according under current use taxation programs, Chapter 61 Forest, 61A Agriculture, and 61B Recreation, rather than at a higher speculative development value, is not protected per se, but it is under reduced development pressure and therefore may remain as open land much longer than otherwise likely. This relief lessens the tax pressure to sell, but does not prevent a very profitable sale for a more intensive higher-value use. Thus, land held privately for open space or recreation use such as a private golf course or sportsman's club is not protected unless covered with a Conservation Restriction. In any case, an owner may always take the land out the respective chapter by paying a portion of the taxes saved, so long as the land is not also offered for sale and /or use conversion. Beyond this, land can come out of "Chapter" protection if the owner fails to annually file to continue that status.

If the land is offered for sale for a different use, the Conservation Commission, Planning Board and Board of Selectmen must be notified. Then the town (or an agency acting for it e.g., a non-profit land trust or the Department of Conservation and Recreation) has, at best, 120 days in which to meet the private purchase offer.

Chapters 61, 61A, and 61 B

Abington has no land taxed under Ch.61 (Forest). Land held for open space or recreation use by private entities under Ch. 61B, (Recreation) e.g. private golf courses or a sportsman's club, are not protected unless covered by a Conservation Restriction. Presently, the Town of Abington

Assessor's Office has one property classified under Chapter 61A. and one property classified under Chapter 61B. The 61A property originally contained 13.89 acres and was known locally as the "Beal Farm" but now is listed at 5.7 acres due to sales of frontage for development and identified on Table V-1 and Map V-1 as P-3 while still known as the Beale farm or the former Sun Rae Lea Dairy. The sole 61B property is 39.16 acres on three parcels of former Henrikson Dairy property identified as P-5.

(One former 61B property, the Golf Driving range has been sold to Cape Cod Lumber, rezoned to allow businesses, and been converted to a retail lumber operation.)

A. Inventory of Unprotected Private and Nonprofit Parcels of Conservation and Recreation Interest Including Land under Chapters 61A and 61B

Background on lands of special interest.

Pohorecky Farm

The listing includes the 16 acres of holdings of the Holbrook Sportsmen Club; and the remaining 105.54 acres known as the Pohorecky Farm. As described above, the farm is a valuable open space resource that was voted to be acquired by a Special Town Meeting in November, 1999. At the time the Town authorized borrowing of 1.4 million dollars and voted to exercise its right of first refusal to acquire the property in accordance with the provisions of M.G.L. c 61B, s9. The potential acquisition was tied up in legal wrangling between private parties after that time and the town subsequently rescinded the vote.

The present area reflects the sale of several Form A lots along Chestnut Street and of the 49.12-acre western half of Cushing Pond and surrounding land. In addition a 38.88-acre portion between Chestnut Street and the town line is proposed for subdivision. Thus most of the available land is that south of Chestnut Street and partially surrounded by Ames Nowell State Park.

The acquisition of this valuable resource would still enhance, protect and expand the state land holdings in the Ames Nowell State Park and the limited Town holdings near the northern edge of Cushing Pond. Fortunately, the Department of Conservation and Recreation is still interested in the farm and has discussed related overdue property tax issues with the town and acquisition possibilities with the Pohorecky Estate trustees.

Southfield, the New Community on the Former South Weymouth Naval Air Station

The land in Abington's portion of Southfield was to be permanent open space as an integral part of the Village Center Plan approved for reuse of the base by the South Shore Tri-Town Development Corporation and the Towns of Abington, Weymouth and Rockland. However, since then that corporation has been dissolved by the Legislature, the former master plan and Abington Open Space Plan Update

reuse plan have been rescinded, and the successor Southfield Redevelopment Authority is developing a new plan for the entire base.

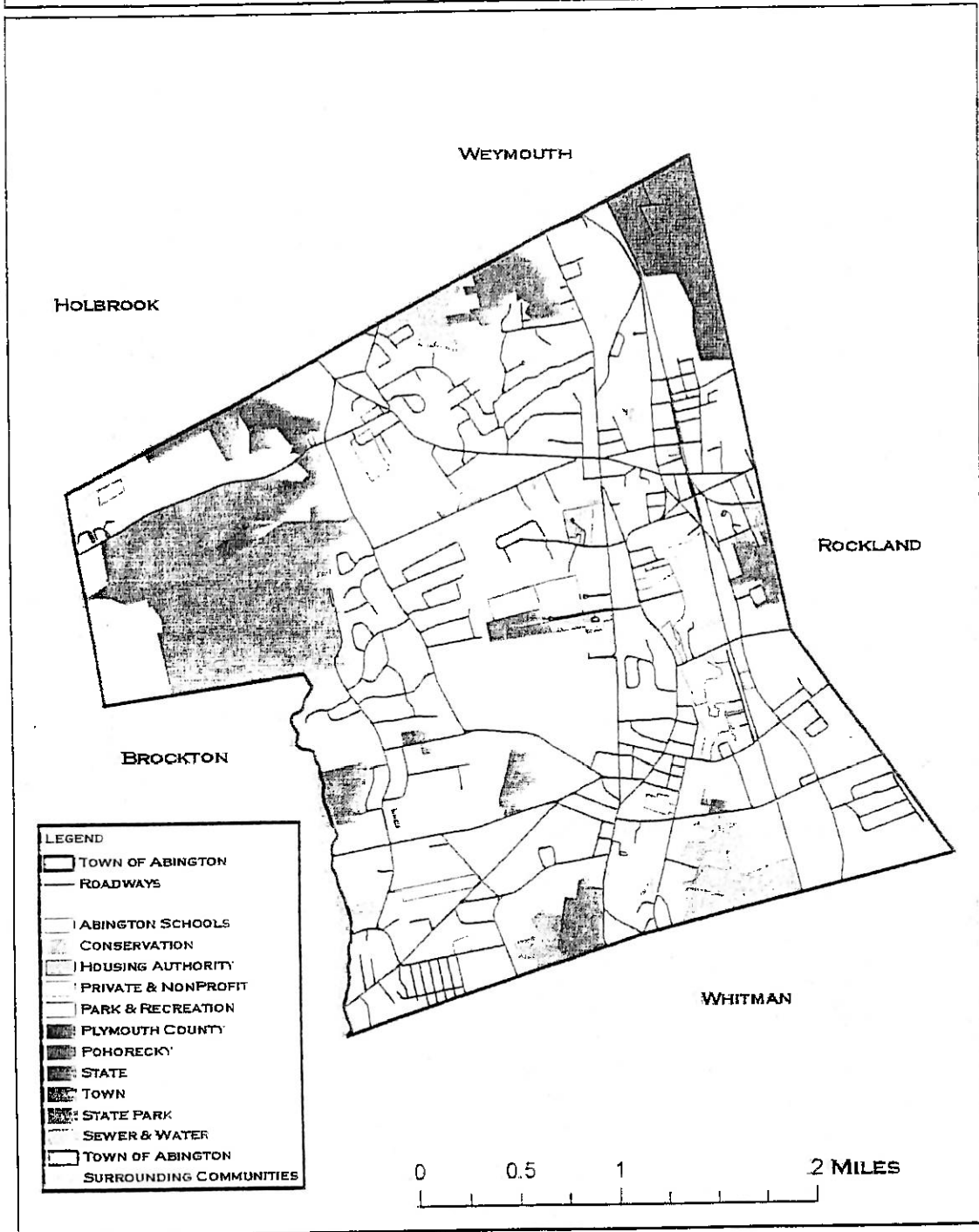
Carista (“Vineyard Road”) Property

In 2006, the Town of Abington acquired the 60.5-acre Carista (“Vineyard Road”) property that was formerly in the list of private and non-profit land holdings. This was with the cooperation of its interim owners, the Massachusetts Farm Bureau Foundation, as described elsewhere. The land comes very close to the Conservation Commission’s Blueberry Hill Property but does not appear to touch it on the Assessors’ Maps. The holding forms a wooded backdrop for the surrounding houses, when viewed down driveways or surrounding streets (Harrison Court, Hjelm Street, and Beaver Lane), but there are no signs identifying it as public land.

The unprotected Private and Non-profit Parcels of great interest are also described in the narratives following Table V-1 and shown on Map V-1; Protected and Unprotected Open Space and Recreation Lands. The table’s column titled COND or condition pertains to the use of the land for recreation or open space use and is expressed as being good (G); fair (F) or poor (P). The column titled Access refers to the site’s accessibility as good (G), fair (F) or inaccessible (I) in terms of the Americans with Disabilities Act (ADA) requirements, and is more fully described in Appendix A. of this report. The land taxed under special current use taxation programs, i.e., Chapter 61A, Agriculture or 61B, Recreation, is shown in the Restricted column.

FIGURE 5 - I

**ABINGTON PROTECTED AND UNPROTECTED
OPEN SPACE AND RECREATION LANDS**



OLD COLONY PLANNING COUNCIL, 70 SCHOOL STREET, BROCKTON, MA 02301
GIS DATA: MASSGIS, TOWN OF ABINGTON, OCPFC

JANUARY, 2014

Table V-1 presents an inventory of significant private and nonprofit land holdings in the Town of Abington, with descriptions following.

Table V-1

Inventory of Abington Unprotected Private and Non-Profit Land Holdings of Special Interest

PRIVATE								
MAP REF	MAP	LOT(S) #	ACRES	DESCRIPTION/USE	COND.	ACCESS	ZONING	RESTRICT ED
UP-1	41	2	4.77	Holbrook Sportsmens Club	G	G	R-20	NO
UP-1	48	3, 5, 6	11.44	Holbrook Sportsmens Club	G	G	R-20	NO
UP-2	49	12	8.57	Pohorecky Farm (112.65 acres)	G	G	R-40	NO
UP-2	50	5, 43, 59	83.88	Pohorecky Farm	G	G	R-40	NO
UP-2	57	22	5.5	Pohorecky Farm	G	G	MUPDD	NO
UP-2	48	1, 9	14.7	Pohorecky Farm	G	G	MUPDD	NO
UP-2	8	1	5.73	Beal Farm Linwood St.	G	G	R-30	Under Ch. 61A
UP-5	50	11, 27, 32	31.86	Henrikson, Hancock St.	G	G	R-30	Under Ch. 61B
		Total Acres	168.90	Private and Non-Profit Land				

Descriptions of major holdings follow

UP-1 Holbrook Sportsman's Club Holdings

Area: 16.16 acres in Abington, 136 acres overall.

Location and Access: At the northwest corner of Abington at the Holbrook and Brockton line.

Parcels: Map 41/ Lot 2; Map 48/ lots 5, 6

Zoning: R-20 except for 2-3 acres of MUPD zoning to the east.

Restrictions: About 40% of this land is in the Flood Plain and Watershed Protection District

Uses: Wooded swamp and some wooded upland used as a buffer by the Holbrook Sportsman Club.

Ownership: Private Non-Profit

Degree of Protection: Fair, in that the Club's purpose is creation of a permanent protective buffer for its activities.

Recommendations: Work with the Club to relate its holdings to any acquired Pohorecky land and to ensure appropriate warning signs for safety. Encourage the Club to put its land under Chapter 61B, and to restrict its use to open space/recreation in perpetuity, and/or to put it under a Conservation Restriction if the conditions are compatible with the Club's activities.

UP-2 Pohorecky Farm

Area: 105.54 acres as of 10/28/14

Location and Access: On either side of Chestnut St. with frontage at Chestnut and Hancock Streets, and on Chestnut Street, west of Cushing Pond. Until recently it included the westernmost portion of Cushing Pond, since sold. The southernmost portion extends about half a mile into the State Park and the northern portion runs along the Holbrook line with more land in that town.

Parcels: Map 48/ Lot 9; Map 50/ Lots 5, 42, 51a; and Map 57/ Lot 22.

Zoning: Multiple Use Planned Development District (MUPD) north of Chestnut Street and R-40 Low-Density Residential south of Chestnut Street.

Soils /Vegetation: Mix of meadows, woods and a portion of Cleveland Pond.

Restrictions: About sixty percent of the land is in the Flood Plain and Watershed Protection District.

Uses: Was agriculture, growing hay, produce, fruit and flowers; now inactive since death of owner and sale of the house. Since the planned town acquisition was understood to be for municipal purposes rather than for open space alone, portions could be separated for a school site with the rest then dedicated to open space use.

Ownership: Private. The town voted \$1,400,000 of local funds for acquisition and had a Purchase and Sale agreement but legal issues delayed the purchase. The vote has since been rescinded and there is no active town effort to acquire it. However DCR is understood to still be interested in acquiring all of the remaining parcels thereby expanding the Park by 22%. After the owner's death, the estate's trustees sold some frontage house lots and paid taxes on those lots, but not on the rest and the main property is in Tax Title. Hence DCR has been in negotiations with the trustees and the Town around the question of full acquisition and resolution of the overdue taxes issue.

Degree of Protection: Limited, since the land is no longer under Ch. 61 and trustees have been selling the buildable frontage lots. It would be better under some combination of town and state purchase as open space with DCR and Conservation Commission management.

Recommendations: Encourage DCR purchase of remaining portions, especially south of Chestnut Street within or next to Ames Nowell State Park, and possible acquisition of the privately-owned western portion of Cushing pond.

UP-3 Beal Farm (Former Sun Rae Lea Dairy)

Abington Open Space Plan Update V-8

October, 2015

Area: Earlier reported as 13.89 acres, Assessors now lists it as only 5.7 Acres due to the sale of Form A Lots.

Location and Access: On Linwood Street north of the intersection of Mill Street.

Parcels: Map 8/ Lot 1, 5.73 acres

Zoning: Medium Density Residential (R-30)

Restrictions: None

Uses: Open pasture/Agriculture, possible community garden

Ownership: Private, Classified Agriculture under Ch. 61A

Degree of Protection: Poor. as owner's purpose could change with the site being taken out of Ch. 61A and sold for development.

Recommendation: Reconsider the acquisition by the town and/or the state.

UP-4 Henrikson's (former) Dairy

Area: 39.16 acres

Location and Access: Located on Hancock Street south of the intersection of Chestnut Street and adjacent to the Woodsdale Elementary School.

Parcels: Map 50, lots 11, 12, 27, 321

Zoning: Medium Density Residential (R-30).

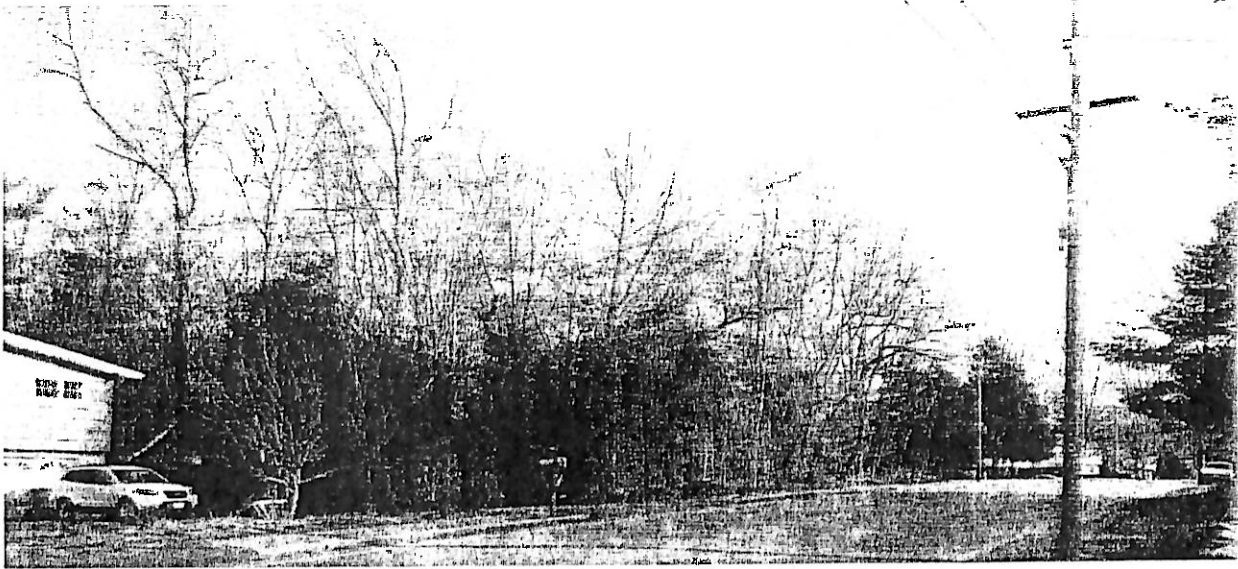
Restrictions: A majority of the property is located in the Floodplain and Wetlands Protection District.

Uses: Wooded swamp and wooded upland. The site has been considered for a possible junior high school.

Ownership: Private, Classified Recreation under Ch. 61B.

Degree of Protection: Poor. as owner's purpose could change with the site being taken out of Chapter 61B and sold for development.

Recommendations: Acquire to expand school grounds integrated with open space.



Henrikson's Ch. 61B land fronting on Hancock Street and backing onto the Woodsdale School Grounds

B. Protected Public Holdings

Table V-2 is divided into two parts (V-2A and V-2B) which together present a complete Inventory of Publicly Owned Land in Abington. Table V-2A lists the parcels managed by the Abington Park and Recreation Commission, the Abington Conservation Commission and the state DCR for open space and recreation purposes. It can be seen from the tables, that these town holdings amount to 353.63 acres and the state's Ames Nowell State Park adds another 607.36 acres of protected land.

As it was noted previously, if town owned parcels are not specifically restricted to open space and recreation use they could be converted to another use.

Table V-2B lists the less protected parcels used for school grounds, water supply and water supply protection, Sewer Commission facilities, town hall and library, etcetera, accounting for 1,286.33 acres of public land.

The publicly owned properties are grouped by ownership/management. Those properties owned by the Town are commonly assigned to specific town boards and commissions for oversight to assure open space or resource protection, but many remain as general town holdings under the Selectmen.

Although town owned land not specifically identified as protected open space, recreation and/or conservation land could be used for other municipal purposes such as a school, it would require a town meeting vote with the support of residents. And, as noted above, such land acquired with state assistance would have to be replaced with similar land. This could be quite difficult in a

built-up community. Public lands not needed or not important for open space or other municipal purposes (such as some tax-title lands) can be declared surplus and made available for sale. But in such cases a land disposition agreement and/or land transfer would also require town meeting action.

With the stressful local fiscal situation due to the reduction in local aid there may be pressure on the town to sell some land for house lots for the revenue, or to dispose of land acquired for other public purpose to pay for new open space or other investment.

To allow such mixed-use development when and where appropriate, it would be best to acquire the land for general municipal purposes, then to separate the municipal land, and transfer the rest to the Conservation or Recreation Commissions or a land trust, so that Article 97 applies only to the land to be saved.

The Conservation Commission reports few if any transfers of town-owned land to its jurisdiction over the past several years, so these opportunities remain. The properties proposed for such transfers, primarily to the Conservation or Park and Recreation Commissions, are shown on Map V-1, Protected and Unprotected Open Space and Recreation Lands, and listed along with any special recommendations in Appendix One.

A description of each parcel on Table V-2A follows the table. The table shows whether the parcels are restricted or protected as well as the condition of the property for use for recreation and/or open space. This is expressed as good (G); fair (F) or poor (P). Access is indicated as being good (G), fair (F) or inaccessible (I) in accordance with the facility's handicapped accessibility under the Americans with Disabilities Act (ADA) standards. These accessibility findings are described in Appendix 2.

Table V-2B then lists properties which are partially protected or unprotected. Descriptions of major parcels follow that table.

Note: Sites under Ch. 61A and 61B, current use taxation, are discussed on pages V-7 and V-8.

Table V-2A

Summary Inventory of Protected Public and Non-Profit Lands of Conservation and Recreation Interest

ID, Ownership/ Map & lot	Management/ Area	Use	Condition	Public Access	Access for disabled (See ADA in Appendix)	Recreation Potential	zoning	Degree of Protection	Type of Assistance	Restriction
Public lands										
Park and Recreation Holdings										
R-1/4/34 Green St. Playground-	Park and Recreation Commission 3.9 acres	General playground	Good	Good	Good, level ground on street	Fulfilled with facilities for children and youth	R-30	High as Park and Rec land Art. 97	None	Flood plain and wetlands
PR-2 / 53/17 Arnold Park Wales St. Playground	Park and Rec Commission 2.5 acres	Playground/Pla y field	Good	Good	Good Level Ground on Street	Fulfilled with Facilities for children and youth	CBD	High as Park and Rec land Art. 97	None	Unknown
PR-3 Island Grove Park 24/20	Park and Rec Commission 52.22 acres	Park with many facilities inc Swimming	Good given bridge repair	Good on major streets	F	Fulfilled with varied facilities for all ages	R-30	High as under park and Rec. commission Art. 97	None	Flood plains and wetlands
PR-4 Laidler Field Rec Area 57/47	Park and Rec Commission 3.4 acres	Play field playground and tot-lot	Good	Good on a major street	Good level ground	Meets all ages tot lot pgnd. and multi-purpose field	R-30	High as Park and rec. Land Art. 97	Art. None	None
PR-5 Plymouth Street Rec. Area 32/45	Park and Rec Commission 20 acres	Multi-purpose play fields for older kids	Good	Good	F	Fulfilled; multi-purpose fields complementing adjacent Island Grove Park	R-30	High, being under Park and Rec Commission Art. 97	None	None
PR-6 Reilly Field Rec. Area 38/14	School Dept. land managed by Park and Rec Commission 22 acres	Multi-purpose field plus track and field facilities	good	Good, next to High School	good	Fulfilled for field sports and track and field	R-30	High, owned by schools but managed by Park and Rec. Comm	None	None

ID, Ownership/ Map & lot	Management JA/area	Use	Condition	Public access	Access for disabled	Recreation Potential	Zoning	Degree of Protection	Type of Assistance	Restriction
Conservation Commission Holdings										
C-1 High St Conservation Land 5/17,18,19	Conservation Commission 29.74 acres	Informal open space, water supply protection cross country skiing	Good	Good on a major road	I	Much wetland but upland is suitable for informal outdoor use and winter skiing	R-30	High as Cons Comm. Land Art. 97	None	Much wetland and flood plain
C-2 Wright's Meadow 16/79,7/34	Conservation Commission 7.77 acres	Water supply protection hiking along the Shum- tuscacant River and nature study	Good	Good fronts on Summer St	I	Informal open space, nature study, needs integrated management with adjacent water land	R-30	High as Conservation Land Art. 97	7 None	Flood plain and wetlands
C-3 Thicket St Conservation area 63/24	Conservation Commission 5.25 acres	Wildlife habit, informal open space	Good	Fair: by a town ROW from Thicket St.	I	Limited to nature study; but essentially extends adjacent Blueberry Hill Cons. land	R-30	High as Conservation land Art. 97	None	Flood Plain and wetlands
C-4 Blueberry Hill land 63/12	Conservation Commission 40 Acres	Wet wildlife habitat	Good	Fair	I	Little: Very wet, flood storage, potential trails for nature study	R-30	High as Conservation Land Art. 97	None	Flood plain and Wetlands
C-5 Hamilton Conservation land 60/50	Conservation Commission 4.22 acres	Wildlife stetting for adjacent housing	Good	F as it is land- locked	I	Nature trail picnicking, vista development Potential streamside trail with adjacent acquisitions	R-20	High as Conservation land Art. 97	None	Flood plain and wetlands protection district
C-6 Tim's Pond 52/122	Conservation Commission 8.1 acres	Minimal skiing nature observation	Good	G: fronts on Lincoln Street	I	Potentially combined with an adjacent lot 5 could allow walking from school and a R OW off Shaw Avenue	R-30	High as conservation land and as land under the Wetlands protection act (As with most of the above.) Art. 97	None	In Flood plain and wetlands Protection District

ID, Ownership Map and lot	Management /Area	Use	Condition	Public access	Access for disabled	Recreation Potential	Zoning	Degree of Protection	Type of Assistance	Restriction
C-7 Walnut St Cons Land 10/37	Conservation Commission 2.7 acres	Wildlife habitat, nature study	Good	Good on a major street	1	Nature study and a streamside trail connecting a town site on Washington St with land on the Whittman line	R-30	High as conservation land under WPA Art. 97	None	In Flood Plain and Wetlands Protection District
C-8 Valatie Conservation Land 7/21	Conservation Commission .92 acres	Waterside open space	Good	F	1	An attractive spot needing a footbridge over a direct access	HC	High as Conservation Land under WPA Art. 97	None	Flood Plain and wetlands Protection District
C-9 Beaver Brook 1/1,12,29,32 3/8/81,85	Conservation Commission 6.43 acres	Scattered very wet streamside parcels of habitat value	Good natural	1	1	Linkage to Beaver Brook Reservation on Brockton side of Brook with crossings	R-30	High as Conservation land under WPA Art. 97	None	Flood Plain and wetlands protection District
C-10 Bicknell Brook 10/5	Conservation Commission 1.3 acres	Streamside open space partly wooded swamp	Good natural	1	1	As above plus limited hiking	R-30	High as Conservation land under WPA Art. 97	None	Flood plain and Wetlands Protection District
C-11 Bedford St Riverside land 52/60	Conservation Commission 1 acre	Natural Habitat stream access	Good	F Off Bedford St	1	Stream access	HCH	High as Cons land with deed restriction and under WPA	None	Limited use under park regulations
C-12 Cleveland Pond Island 42/2	Conservation Commission through in State Park 25 acres	Seclusion Habitat	Good	F, Need boat or permission to swim	1	Camping, swimming, boating	R-40	High being Conservation land in State Park Art. 97	None, possibly part of park acquisition	Park and conservation Commission regulations
C-13 Ashland St. Cons. Land 9/30	Conservation Commission .92 acres	Natural wooded open space	Good	G, On a major Street	1	Natural Open Space	R-30	High being Cons. Land Art. 97	None	Flood plain and wetlands Protection District

ID, Ownership/ Map and lot	Management /Area	Use	Condition	Public access	Access for disabled	Recreation Potential	Zoning	Degree of Protection	Type of Assistance	Restriction
State Holdings										
5-1 Ames Nowell State Park 28/1,2,3,4,7B 34/11,12,17,18 35/1,2,3,4,5,6,7,7a,8 10,11,12,13,14,14 36/57,59,60 41/11,12,13,14,15,2 7 42/1,3,4,5,6 43/1,2 49/9,19a,42	Dept. of Conservation and Recreation 607.36 acres	Misc recreation hiking, nature study XC skiing	Good	G Road access to entrance	F Facilities are unevenly accessible	Proposed swimming, camping	R-40	High, being DCR land under Article 97	None to town	Park rules, partly in Flood Plain and Watershed Protection District

Table V2-B

Inventory of Partially Protected Land

ID, Ownership/ Map and lot	Management /Area	Use	Condition	Disabled Access	Recreation Potential	Zoning	Degree of Protection	Type of Assistance	Restriction
School Dept. Holdings									
AS-1 16/33	School Dept. 13 acres	Center School playground	Good	F	Already has pend. basketball and youth baseball	R-30 and CBD	High Good as School land but could be converted	None	None
AS-2 38/10,11,12	School Dept. 27	High School Fields: 4 Soccer, 1 field hockey/lacrosse, 3 tennis cts., 5 softball	Good	F	Similar to	R-30 and HC (Highway Commercial)	High as school land but subject to revision from school protect	None	According to high school middle school protect
AS-3 Beaver Brook Elem School 39/5,56,58,61,64, 65,66	School Dept. and Park and Rec. Commission 12.70 acres	Three softball fields and playground	Good	F	Proposed transfer of rec. areas to Park and Rec. Comm.	R-30	High unless Schools want land for another purpose	None	None
AS-4 Froho JHS and Memorial Field 39/68,69,46/42, 43	School Dept., Park and Rec. Comm., and American Legion Trustees 12.1 acres	Diverse sports : 4 ball field, 2 multi-purpose fields, 3 tennis courts, one basketball court and a creative playground	Good	F	Already fulfilled	R-30	High unless Schools want land for another purpose	None	Flood Plain and Wetlands Protection District
AS-5 Woodsdale School and Ponds 50/12,57/31,32,44	School Dept. 17.81 acres	Misc. sports multi-purpose field, ball field, basketball courts playground with many swings	Good	F	Could use a more varied layout and creative playground	R-30	High, as schools support recreation	None	25% of site is in Flood-plain and Watershed Protection District
AS-6 North School 53/67	School Dept. and Rec. Comm. 2 acres	Two Basketball courts and playground/totlot	Good	F	Add adult facilities, tables, exercise circuit	R-30	High as needed local rec., site	None	None
AS-7 Potential future school site 8/13,21	School Dept. 16.53 acres	Woodland. Potential school or rec site	Good	I	Multi-purpose fields if un-needed for schools	R-30 and HC	Moderate depends on schools' needs	None	Flood Plain and Watershed Protection district

ID, Ownership/ Map and lot	Management /Area	Use	Condition	Disability Access	Recreation Potential	Zoning	Degree of Protection	Type of Assistance	Restriction
Town Water and Sewer Lands									
SW-1 Walnut St. Sewer 10/60	Sewer Comm .01 acres	Sewer line	Good	1	NA	R-30	High as long as needed by S.C	None	By use
SW-2 Meyers Ave Complex 16/89	Water Dept. 5.33 acres	Meyers Ave Well protection	Good	1	Possible open space with enough protective regulation	R-30	High as long as needed by W. D	None	By use
SW-3 Hancock St. Sewer 57/25	Sewer Comm .02 acres	Sewer line	Good	1	n.a.	R-30	High	None	By use
SW-4 Summer St. sewer 17/6	Sewer Comm .79 acres	Sewer line	Good	1	n.a.	R-30	High	None	By Use
SW-5 Sewer 50/12	Sewer Comm .03 acres	Sewer line	Good	1	n.a.	R-30	High	None	By use
SW-6 11/1 Meyers Ave Well	Water Dept 52.5 acres	Water supply protection	Good	1	Possible open space with enough protective regulation	R-30	High	None	By use
SW-7 Summer St water lands 17/33	Water Dept 52 acres	Water Supply protection	Good	1	Possible open space with enough protective regulation	R-30	High	None n	By use
SW-8 Meyers Ave. Wells 17/36	Water Dept. 13.69 acres	Water supply	Good	1	Possible open space with enough protective regulation	R-30	High	None	By use
SW-9 Walnut St. Water lands Combined with 17/3	Water Dept. 17.67 acres	Water Supply Protection	Good	1	Possible open space with enough protective regulation	R-30	High	None	By use

ID, Ownership/ Map and Lot	Management /Area	Use	Condition	Access for disabled	Recreation Potential	Zoning	Degree of Protection	Type of Assistance	Restriction
SW-10 23/172 Bank St water land	Water Dept 18 acres	Water facility	Good	1	n.a	R-30	High	None	By use
SW-11 Lincoln St Water Tank	Water Dept 5.68 acres	Water storage	Good	1	informal open space or community gardens	R-30	High	None	By use
SW-12 Walnut St. Meyers Ave complex 10/63	Water Dept 1.42 acres	Water supply protection	Good	1	Limited	R-30	High	None	By Use
SW-13 Meyers Ave protection 10/73	Water Dept 16.98 acres	Water Supply protection	Good	1	Possible open space use with enough protective regulation	R-30	High	None	By use
SW-14 part of C-2 17/34 & 16/79	Water Dept 3.77 acres & 4.0 acres	Water Supply protection	Good	1	Possible open space use with enough protective regulation	R-30	High	None	By use
SW-15 Former sewer Beds 47/62	Sewer Commission 6.32 acres in Abington 3+ in Rockland	Vacant barren land and woods	Fair; sand fill over old beds woodland elsewhere	1	Possible multi-use playfield. Further community gardens	R-30 to south ;R-20 to north	Fair. depends on town policies	None	Partly in Flood Plain and Watershed Protection District
Housing Authority Lands									
HA-1 71 Shaw Ave 45/115	AHA 14.2 acres	Public elderly Housing	good	F	Some potential garden or rec space	HC	Good use is unlikely to change	None; Basic site acquisition for elderly hsg by AHA	Must be compatible with basic housing use
HA-2 Leavitt Terrace Housing 38/1,17,18	AHA 14.3 acres	Public elderly Housing	Good	F	Some potential garden or rec space	HC	Good use is unlikely to change	None; Basic site acquisition for elderly hsg by AHA	Must be compatible with basic housing use
HA-3 210 Green St 4/37	AHA 1.19 acres	Vacant lot	good	1	Potential single family house or lotto;	R-30	Fair depending on AHA plans	None. Presumed acquisition for potential hsg. by AHA	Must be compatible with housing use

ID, Ownership/ Map and lot	Management /Area	Use	Condition	Access for disabled	Recreation Potential	Zoning	Degree of Protection	Type of Assistance	Restriction
HA-4 3 Dorsey St 51/62	AHA .28 acres	Vacant lot	good	F	Totlot or community garden	R-30	Slight as too small for housing W/o Ch 40B	None. Presumed acquisition for potential hspg. by AHA	Must be compatible with adjacent housing
Other Major Town Holdings									
T-1 Town Hall/Library 38/13.15	Town 25.56 Acres	Town Hall and Library	Good	G	Varied indoor activities	R-30	High as long-term town facilities	None	Limited to To present uses
T-2 1040 Bedford St. Fire Station 59/151	Fire Dept 1 acre	Fire Station	Good	F	Safety Education Classes	HC	High as long-term town facilities	None	Limited to to Present Uses
T-3 5 Rockland St Fire Station. 22/77	Fire Dept .59 acres	Fire Station	Good	F	Safety Education Classes	R-20	High as long-term town facilities	None	To Present Uses
T-4 930 Washington St Highway Dept. 39/36	Highway Dept. 27 acres	Highway Barn	Good	F	Continued Open Space	R-30	Moderate. given potential other uses for open land	None	Unknown beyond present uses
T-5 Hancock St. Hwy Dept. 37/41	Highway Dept .8 Acres	Highway Barn	Good	F	Limited. n small site	R-30	Good. use is unlikely to change	None	Unknown beyond present uses
T-6 25 Central St Hwy Dept 21/79A	Highway Dept 5 acres	Highway Barn	Good	F	Possible Continued Open Space	R-30	Moderate. Potential other uses for land	None	Unknown beyond present uses
T-7 Police Dept 31/79	Police Dept .21 Acres	Police Station and basketball courts	Good	F	Continuation /expansion of courts	R-30	High as Town Facility w/o spare land	None	Unknown beyond present uses
T-9 Griffin's Dairy 40/71.90 47/47.45	Town BS 35.32 acres in Abington 29.36 acres in Rockland	Former dairy farm with Community Garden	Fair	F	Multi-purpose play fields	R-30	Slight. bought for OS or undefined public use	None. Bought with town \$ for OS or other public uses.	Must be compatible with housing use

ID, Ownership/ Map and lot	Management /Area	Use	Condition	Access for disabled	Recreation Potential	Zoning	Degree of Protection	Type of Assistance	Restriction
T-10 Brighton Street parking lot 53/122	Town .12 acre	Parking lot	Good	1	Tot lot, basketball Court, built right across from North School	CBD	Slight, depending on town policies	None	None known
T-11 Strawberry Valley Golf Course 9/43;5/17;5/26	Town and Strawberry Valley Golf Committee	Golf Course	Good	F	Continued golf course	R-3(u)	Good Article 97	None; used Town Funds	None but proposed Cons - Restriction (CR)
T-12 Vineyard Road 64/14,34; 68/2	Town, not Cons. Com 60.5 acres	Wooded swamp and woodlands. Habitat: extension of holdings C-9 and C-3	Good, unaltered	1	Hiking trails possible camping on limited uplands	R-3(u)	High but needs a Cons. Restriction to be secure Art. 97	None. Town Funds to buy from interim owner. Farm Bureau Foundation	Mostly in Flood plain and Wetland Protection District
T-14 Dane Circle 13/37-62,20/1-13,44,59;21/70-72,109	Town 73.32 acres	Vacant house lots and streamside open space next to Beaver Brook	Fair-overgrown	1	Combination of play area on upland and natural habitat and trails along stream	R-4(u)	Fair if town values land as open space; low if needed for other uses	None; Town tax foreclosure	Partly in Flood Plain and Wetlands Protection District and under the Rivers Act and WPA
T-15,16 Groveland St Conservation area 15/32-38;40-42,22/15-20,24,35	Town 20.61 acres	Vacant former landfill and composting site in woods and grasslands	Good	1	Multi-purpose fields or community gardens	R-4(u)	Fair if town values land as open space Art. 97	None	Partly in Flood Plain and Wetlands Protection District
T-17 Rockland St. Conservation area 21/70,71,72,109	Town 8.83 acres	Wooded swamp	Good	1	Habitat, nature study. Neighbor-hood reserve combined with 4.2 acres of rear woodland	R-3(u) and R-4(u)	Fair, if town values land as open space	None	In Flood Plain and Wetlands Protection District
T-18 North Quincy St. land between State Park and a private firm 34/16	Town .75 acre	Vacant woodland buffering Park from adjacent insulation company	Good	1	Slight expansion of State Park and buffering from firm's activities	R-4(u)	Fair transfer to Park would be more secure	None	Protected as town open space

ID, Ownership / Map and lot	Management /Area	Use	Condition	Access for disabled	Recreation Potential	Zoning	Degree of Protection	Type of Assistance	Restriction
T-19 500 Chestnut St. next to Pohorecky 49/13.16	Town 16.9 acres	Woodland	Good	1	Addition to any Pohorecky acquisition	MUPD	Addition to any Pohorecky acquisition Possible Art.9"	None	Protected as town open space
T-20 Chestnut St. next to town and Pohorecky land 5/60	Town 5.5 acres	Woodland	Good	1	Addition to any Pohorecky acquisition	MUPD	High as town open space Art. 9"	None	Protected as town open space
T-21 Fairview Ave 61/31.32	Town .17 acres	Woodland	Good	1	Neighborhood open space next to French's Brook	R-20	High as town open space Art.9"	None	Protected as town open space and in Flood Plain District
T-22 Linwood Street 14/7	Town 3.29 acres	Partly wooded informal neighborhood open space and habitat	Good	1	Open space for abutters and habitat potentially expanded to part of adjacent 13.1 acre parcel 14/15 to east	R-40	Fair, as not protected as open space	None	In Flood Plain and Wetlands Protection District
T-23 Lincoln St. 44/29	Town .84 acres	Minor woodland near town water standpipe	Good	F	Minor holding, potentially combined with others	R-30	Good Art. 97 if town open space not just water land	None	None Known
T-24 Lincoln St Conservation Land 44/17	Town .84 acres	Woodland and open space giving access to adjacent 3.36 acre parcel 44/20	Good	1	Nghbd. open space/trail if combined with adjacent open land	R-40	Good, Art. 97 if held as open space. esp. if under Cons. Comm.	None	In Flood Plain and Wetlands Protection District
T-25 Walker Lane 29/77.101	Town .12 acres	Small lot in low density Neighborhood	Good	1	Local open space or addition to a private yard	R-40	Good as a town holding unless an alternative use prevails	None	Too small to develop

ID, Ownership/ Map and lot	Management /Area	Use	Condition	Access for disabled	Recreation Potential	Zoning	Degree of Protection	Type of Assistance	Restriction
T-26 Old County Lane 26/28	Conservation Commission .93 acre	Woodland between two houses informal natural play area	Good	1	Local natural play area	R-40	High if Town open space Good Art. 9?	None	In Flood Plain and Wetlands Protection District
T-27 Linwood St., Beaver Brook 28/11	Town 3.6 acres	Local partially wooded open space very close to Brook	Good	G 1	Combine with adjacent brookside state land for access to Brook and Beaver Brook Reservation by potential trail	R-40	High, if open space otherwise good, possible Art. 9?	None	In Flood Plain and lands Protection District
T-29 Chestnut Street, next to Pohorecky farm land 49/13.15.56/4	Town 22.4 acres	Wooded swamp and upland	Good	1	Pond-side open space	MUPD	Fair, unless is Town Open Space then Art. 9?	None	In Flood Plain and Wetlands Protection District
T-31 Shumanuscaant River SWR 16/60.77	Board of Selectmen .2 acres	Streamside protection and open space	Good	1	Possible multi-purpose trail given comparable acquisitions upstream and downstream	R-30	Good if Seen as Open space, but Cons Comm Management would be more secure then Art. 9?	None	Flood Plain and Wetlands Protection District, the Rivers Act, and WPA
T-32 Senior Center south of Summer St 17/21	Town 5.82 acres	Senior Center with backland	Good	G As a former church	Possible neighborhood open space but little recreation potential	TOD	Good as a town facility unless land is needed for something else	None	None known, except as town land.
T-33 Town land south of Holorook Sportsmans Club 48/11.12	Town 6.0 acres	Added buffer to sportsmans club's shooting	Good	1	Limited given adjacent club depending on existing buffering direction of shooting	MUPD	Good as town open space lands	None	None known except as town land

ID, Ownership/ Map and lot	Management /Area	Use	Condition	Access for disabled	Recreation Potential	Zoning	Degree of Protection	Type of Assistance	Restriction
Plymouth County Holdings									
CT-2 Shomanscand River Strip near Summer St. 16/75:17/1	County Commission 5.16 acres	Streamside protection open space and nature study	Good	I	Probably too wet for trails but good for nature study	R-30	Good but a CR or Cons.Com or Water Board management and Art.97 would be better	None	Flood Plain and Wetlands Protection District, the Rivers Act. and WPA
State Holdings									
ST-2 Birch and Monroe Sts. Birch St MBTA Facilities 53/72:75:79:54/113	MBTA 3.65 acres	Transit facilities	Good	F	Limited, small site: except possible bike lane to be examined	CBD	Good as transit facility	none T funds	Restricted by use
ST-3 Old Colony Rail Station 24/113	MBTA 4.05 acres	Passenger Rail facilities	Good	F	Limited, small site: except possible bike lane to be examined	TOD	Good as transit facility	None T funds	Restricted by use
ST-4 Southfield	New Southfield Redevelopment Authority 178.75 acres	New town mixed use project	Good	F	Major project including golf, playfields, etc	Local Southfield zoning	Local zoning and WPA as applicable	Complex public/private funding	Guided by Master Plan, zoning and WPA
Non-Profit Holdings									
NP-1 Mount Vernon Cemetery 46/66: 107	MV Cemetery Corp. 61.44 acres	Cemetery and informal open space, hiking etc	Good	F	Continued walking as part of proposed Shomanscand Greenway	R-30	Good, given MVC Corps purposes	None	Partly in Flood Plain and Wetlands Protection District
NP-2 Holbrook Sportsman's Club 31/2: 41/2:48/3:5.6	Sportsmans Club 16.2 acres	Sportsmans (gun) club range buffer	Good	I	Woodland, limited uses given club activities	MUPD	Good given Club's purposes	None	40% in Flood Plain and Wetlands Protection District

ID, Ownership/ Map and lot	Management /Area	Use	Condition	Access for disabled	Recreation Potential	Zoning	Degree of Protection	Type of Assistance	Restriction
Private Holdings of Special Interest									
UP-2 Pohorecky Farm 48/91,12450/43 and others subject to recent sales	Michael Pohorecky's Estate 112.65 acres	inactive farm	Fair	I	Varied hiking camping swimming community gardens	MUPD	Uncertain given frontage sales by estate and limited state response	None. Still private land	See Table V-1 and following text

*

Descriptions of Well-Protected Public and Nonprofit Land in Abington

Park and Recreation Commission Land

This includes land used for park and/or recreation purposes and held or managed by the Park and Recreation Commission.

PR-1 Green Street Playground

Map 4/Parcel 34

Area: 3.91 acres

Location and Access: On Green Street across from the Green St. neighborhood and east of the mapped (but not evident) Meadow Brook

Zoning: Medium Density Residential (R-30).

Restrictions: About 85% of the land is in the Floodplain and Wetlands Protection District.

Uses: One youth league field, a playground and tot-lot with swings and slides, and two basketball courts making this a valued asset for this high-density neighborhood

Ownership/Management: Park and Recreation Commission

Degree of Protection: High, being under the Park and Recreation Commission

Recommendations:

- Continue present management
- Add adult facilities for parents watching kids.

PR-2 Arnold Park /Wales St.

Map 52/Parcel 172

Area: 2.5 acres

Location and Access: On Wales Street prominently sited across from the Abington Inc. building and next to the commuter rail tracks

Zoning: Central Business District (CBD)

Restrictions: None

Uses: One Youth League field, basketball court, playground and tot-lot.

Ownership/management: Park and Recreation Commission.

Degree of Protection: High, being under the Commission.

Recommendations:

- Continue present management
- Add facilities for parents watching kids, e.g.,
an exercise circuit and/or picnic tables for reading and playing games.
- Examine opportunities for expansion

PR-3 Island Grove Pond Park

Map 24/Parcel 20, 30

Area: 52.22 acres

Location and Access: The Park fronts on Central Street and Park Avenue

Zoning: Medium Density Residential (R-30)

Restrictions: Eighty percent of the land is in the Floodplain and Wetlands Protection District.

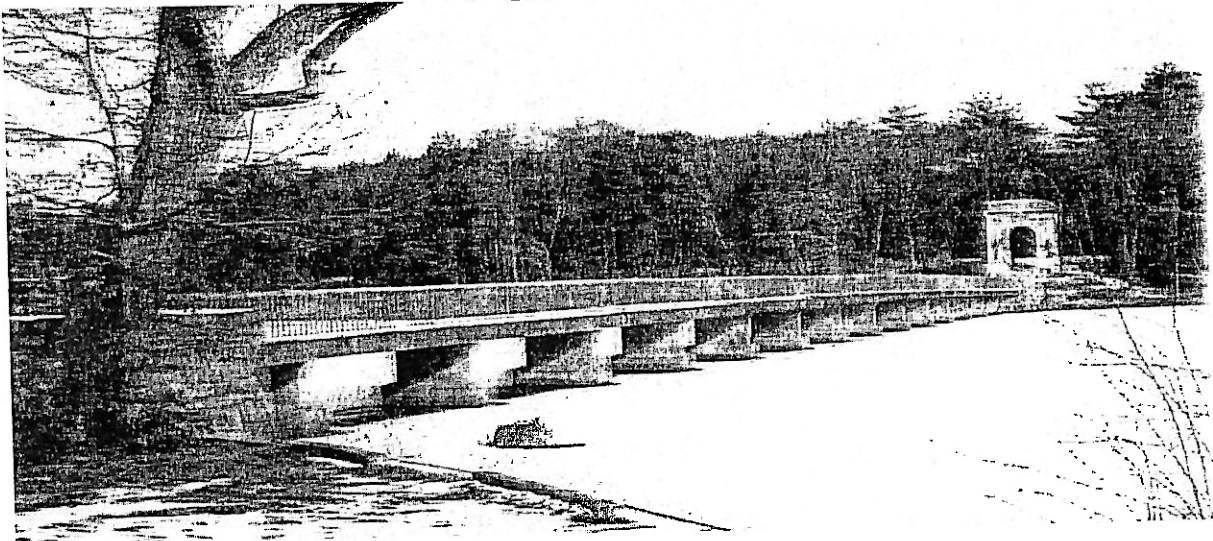
Uses: The community's most heavily visited recreation site. It attracts families from the town and nearby communities to its summer activities. It includes a bath house and spring-fed swimming area, playground/tot-lot with reportedly outdated and deteriorated equipment, picnic tables, skating facilities, concession stand, gazebo, space for the Eager Beaver Program and Girl Scout camp, a popular, but deteriorated pedestrian bridge across the Pond from Lake Street and decorative 19th Century stonework on the bridge abutments and related arches along the edge of the pond. The bridge needs extensive repair, as does much of the stonework. Work has been done on the arch and is still needed on the bridge and the stone work at the edge of the pond. The town is seeking funds for total repair and restoration.

Ownership/management: Owned by the Town, managed by the Park and Recreation Commission.

Degree of Protection: High, being under the Park and Recreation Commission and very visible.

Recommendations:

- Seek recreation and historic preservation funds and other resources to complete needed work and improve facilities
- Make the park the keystone of a Weymouth to Whitman River Corridor



Wilson Memorial Bridge and Arch at Island Grove Park-Beautiful. Historic. but Deteriorated.

PR-4 Laidler Field Rec. Area

Map 57/Parcel 47

Area: 3.4 acres

Location and Access: On Chestnut Street diagonally across from the Woodsdale School entrance

Zoning: Medium Density Residential (R-30)

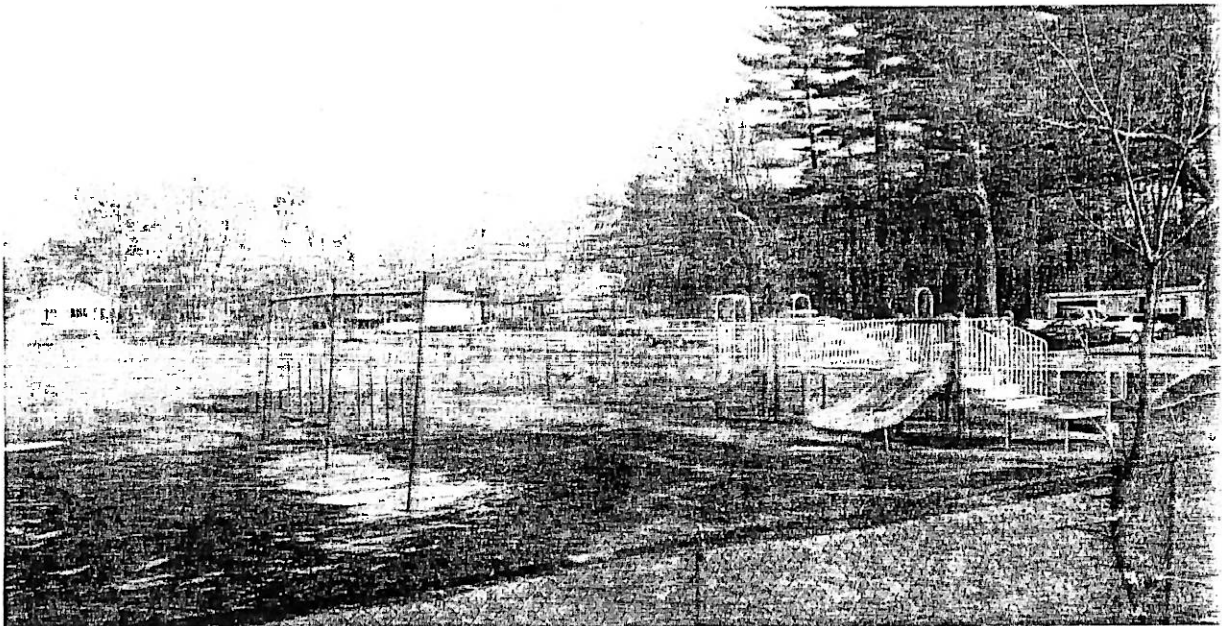
Restrictions: None

Uses: One multi-purpose field (soccer, baseball), playground and tot-lot

Ownership/Management: Park and Recreation Commission

Degree of Protection: High, being under the Park and Recreation Commission

Recommendations: Improve the tot-lot by complementing the improved play structures with previously recommended game tables and a possible exercise circuit for adults



Laidler Field Recreation Area- new equipment for children, but little for accompanying adults

PR-5 Plymouth Street Recreation Area

Map 32/Parcel 45

Area: 20 acres, 2 acres actively maintained

Location and Access: Parcel fronts on Plymouth St., backs onto Island Grove Park, and is divided by RR tracks

Zoning: Medium Density Residential (R-30)

Restrictions: None

Uses: Multi-purpose fields, Concession Stand, Batting Cage and Off-Street Parking lot complementing the Park

Ownership/Management: Park and Recreation Commission
Degree of Protection: High, being under the Park and Recreation Commission.

Recommendations: Examine opportunities to better complement the Park

R-6 Reilly Field Recreation Area

Map 38/ Parcel 14

Area: 22 acres

Location and Access: Adjacent to Abington High School, Town Hall and Library with access from Gliniewicz Way

Zoning: Medium Density Residential (R-30)

Restrictions: None

Uses: One multi-purpose field, track and field facility, bandstand, utility building, concession stand & restrooms

Ownership/Management: Although technically on School Department land the fields are a community asset and are maintained by the Park and Recreation Commission

Degree of Protection: High, being a major community facility, managed by the Park and Recreation Commission

Recommendation: Continue present management

Conservation Holdings

This listing includes land in conservation or open space use held or managed by the Conservation Commission as well as any land clearly held for such purposes by other Town agencies and the County.

C-1 High Street Conservation Area

Map 5/ Parcels/17, 18, 19

Acreage: 28.76 acres

Location and Access: The property has frontage on High Street and the Whitman town line and abuts the town-owned Strawberry Valley Golf Course fronting on Washington St.

Signage: None

Zoning: Medium Density Residential (R-30).

Restrictions: The eastern portion of land along the headwaters of the Stream River is wooded swamp in the Floodplain and Wetlands Protection District.

Soils and Vegetation: The westerly portion of the land is comprised of Essex coarse sandy loam on moderate to steeply sloping terrain. (EsB, EC). Much of the original land surface within two hundred feet of High Street is covered by tall grasses and farmland that marks the limit of this particular soil group. The remainder of the parcel, about twenty acres, is comprised of shallow muck (MU) covered by red maple and scrub oak. This area is generally wet year round.

Uses: The area is part of the watershed of the Shumatuscacant River and is suitable for multi-use, especially cross-country skiing given the extensive rolling open land at the adjacent Strawberry Valley Golf Course.

Ownership/Management: Conservation Commission

Degree of Protection: High, being managed by the Conservation Commission

Recommendations:

- Sign the site
- Seek improved access from High St. and the Golf Course.

C-2 Wright's Meadow

Map 16/Parcel 79; Map 7/Parcel 34

Acreage: 7.77 acres.

Location and Access: The Meadow fronts on Summer St., brackets the Shumatuscacant River, and abuts extensive joint Abington-Rockland water supply protection holdings on both sides of the river to the south.

Signage: None

Zoning: Medium Density Residential (R-30)

Restrictions: Most of the property is in the Floodplain and Wetlands Protection District

Soils and Vegetation: Shallow Muck (Mu) with a cover of red maple, shrub oak and grassy meadows.

Uses: This is part of the watershed of the Abington-Rockland Water Works' Meyers Ave. well. It is used for hiking and nature study and is linked to the Shumatuscacant River Strip north of Summer Street

Ownership/ Management: Conservation Commission

Degree of Protection: High, being managed by the Conservation Commission.

Recommendations: Sign, seek integrated management with the water land to the south with access for appropriate non-polluting recreational uses like hiking

C-3 Thicket Street Conservation Land

Map 63/Parcels 24 and 22 attached small parcels

Acreage: 5.25 acres

Location and Access: This land is on the Weymouth/Abington boundary and abuts the large Blueberry Hill land. It is accessible by a town-owned right-of-way from Thicket Street.

Signage: None

Zoning: Medium Density Residential (R-30)

Restrictions: The land is in the Floodplain and Wetlands Protection District.

Soils and Vegetation: The soil is peat (Pe) with a cover of red maple and white cedar. This land is generally wet year round.

Uses: This land and the adjacent wooded swamp are in the headwaters of the Shumatuscasant River and provide flood storage during heavy rain. Being very wet most of the year it has little active recreation potential but provides wildlife habitat. It could well be merged with the adjacent Blueberry Hill land.

Ownership/Management: Conservation Commission

Degree of Protection: High, being managed by the Conservation Commission.

Recommendations: Sign and improve access.

C-4 Blueberry Hill Land

Map 63/Parcel 12

Acreage: Approximately 40 acres

Degree of Protection: High, being managed by the Conservation Commission

Location and Access: Located off Ekstrom Circle adjacent to James St. off Thicket Street.

Signage: None

Zoning: Medium Density Residential (R-30).

Restrictions: The property is in the Floodplain and Wetlands Protection District.

Soils and Vegetation: The dominant soil is peat (Pe) with a partial cover of red maple and cedar.

Uses: This wooded swamp is in the headwaters of the Shumatuscasant River and provides flood storage. Being very wet most of the year it has little active recreation potential, but provides wildlife habitat. It has potential for trail development or nature study. It could well be merged with the adjacent Thicket Street land.

Ownership / Management: Under the management and care of the Conservation Commission as per Ch. 40, Sec. 8c. according to the deed.

Recommendations: Sign it, merge with site C-3. and improve access

C-5 Hamilton Street Conservation Lane

Map 60/ Parcel 50

Acreage: 4.22 acres

Location and Access: The parcel is behind developed property along Hamilton Street. Adams Street and Wales Street. The parcel is landlocked with access only through the surrounding residential and commercial lots. However acquisition of contiguous streamside woodland to the north as far as Hemlock Lane off of Adams Street or Bay State Circle off of Oak Street, and almost to Wales Street might create a wildlife preserve and streamside trail along any upland with access via easements along the edge of large residential or commercial lots.

Signage: None

Zoning: High Density Residential (R-20)

Restrictions: Areas with muck soil located in the Floodplain and Wetlands Protection District along a tributary to the Shumatuscacant River

Soils and Vegetation: Hinckley gravelly loam sand (HaE) with a cover of mature white pine and some open marsh on the eastern portion. To the west there abruptly is shallow muck (Mu) with red maples over the rest of this site.

Uses: This land is suitable for nature trail, picnicking and vista development.

Ownership/Management: Conservation Commission.

Degree of Protection: High, being managed by the Conservation Commission.

Recommendations:

Sign the site

Explore further acquisition of stream-side woods north to the area behind Bay State Circle or Chestnut Lane and develop access points to the north, south, or west via easements around nearby houses or businesses.

C-6 Tim's Pond

Map 52/Parcel 122

Acreage: 8.1 acres

Location and Access: The parcel fronts on Lincoln Street.

Signage: None

Zoning: Medium Density Residential (R-30).

Restrictions: The property is within the Floodplain and Wetlands Protection District along the upper Shumatuscacant River.

Soils and Vegetation: A mixture of open land and woodland next to a tiny pond evolving to a meadow

Uses: Minimal skating, nature observation. Potentially combined with 7-acre lot 5 to the south allowing walking from School and a ROW of off Shaw Avenue.

Ownership/ Management: Conservation Commission

Degree of Protection: High, being managed by the Conservation

Recommendations:

- Sign and improve access
- Examine opportunities to combine this with land to the south as noted above

C-7 Walnut Street Conservation Land

Map 10/Parcel 37

Acreage: 2.7 acres.

Location and Access: The parcel has frontage on Walnut Street and is on the south side of Bicknell Brook but the access to the unimproved trail is gated and unsigned.

Signage: None

Zoning: Medium Density Residential (R-30)

Restrictions: The parcel is in the Floodplain and Wetlands Protection District.

Soils and Vegetation: The soil is Scarboro Sandy loam.

Uses: A good potential nature study area, or if passable, part of a streamside trail connecting town-owned site on Washington St. with land on the Whitman line

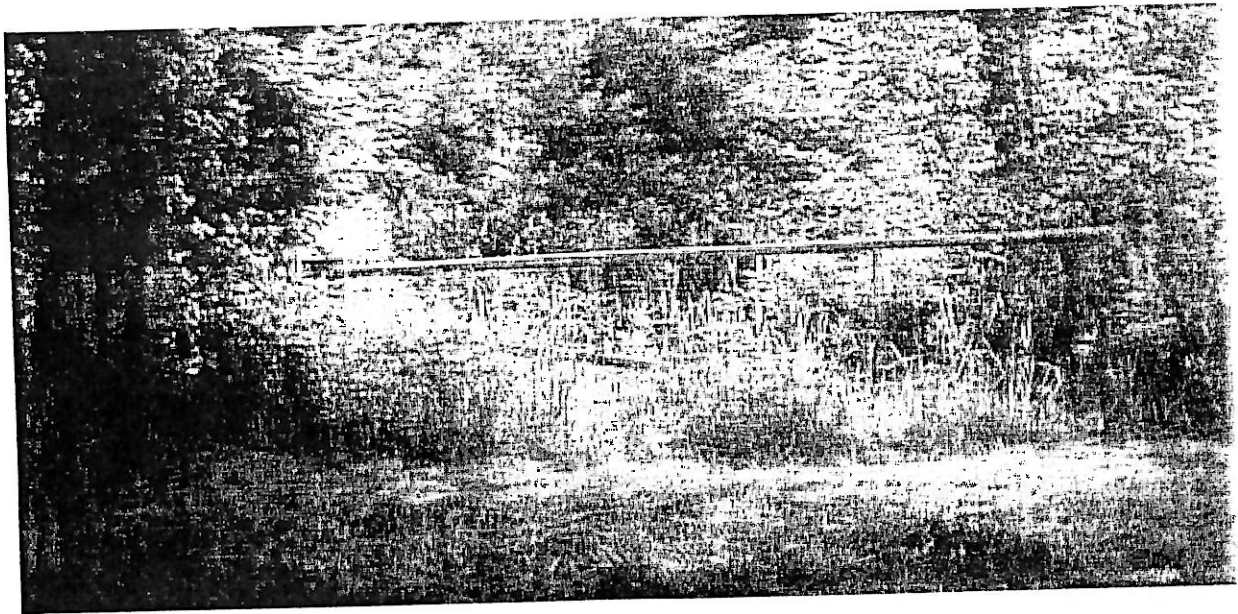
Ownership/Management: Conservation Commission

Degree of Protection: High, being managed by the Conservation Commission

Recommendations:

Sign

Improve access and explore walking trail potential



Powerline Right of Way Gate blocking access to an unimproved trail into the unsigned Walnut Street/Bicknell Conservation Area.

C-8 Valatka Conservation Land

Map7/Parcel 21

Acreage: 0.92 Acres

Location and Access: Between two branches of Beaver Brook flowing from Hunt's Pond dam at Mill St. on the Brockton line. The small isolated site may be approached from the Brockton side

of the stream by wading through the dam's spillway or stepping over its sluice. A footbridge crossing the deep, stone-lined Brook (approached across a sliver of private land on Mill St.) would allow direct access.

Signage: None

Zoning: HC Highway Commercial

Restrictions: The site is in the Floodplain and Wetlands Protection District

Soils and Vegetation: The site is covered by pines and shrubs.

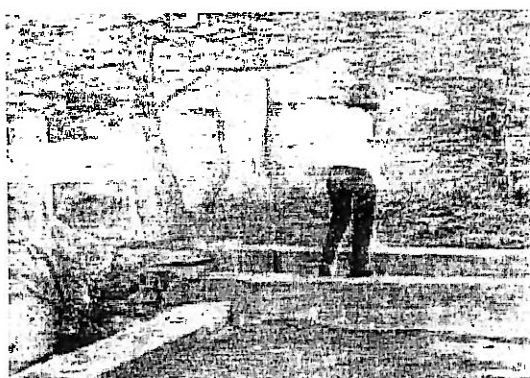
Uses: Viewing scenic Hunt's Pond and dam, picnicking, access to Pond

Ownership/Management: Conservation Commission in cooperation with the Brockton Conservation Commission, plus a deed restriction requiring the City to keep the site natural and regulating management of the stream banks

Degree of Protection: Very High, combining Conservation Commission jurisdiction and the deed restriction

Recommendations:

- Sign it
- Gain an easement and build a footbridge from Mill St.



Visitor Pondering Access to Valatka Conservation land by wading across spillway from an adjacent private yard (right) or; by leaping over the Control Structure Outlet from Brockton side of the dam (left).

C-9 Beaver Brook Conservation Land

Map 1/Parcels 1,12,29,32, Map 3/Parcels 8, 81, 85

Acreage: 6.43 acres in assorted parcels along Beaver Brook in the southwest part of Abington at the Brockton line

Location and Access: These scattered parcels are located along the east side of Beaver Brook and are for the most part inaccessible.

Signage: None

Zoning: Medium Density Residential (R-30)

Restrictions: The land is in the Floodplain and Watershed Protection District

Soils and Vegetation: Tight soils with the hardwood cover typical of wooded swamp

Uses: Properties are too wet to be used for active trails.
Ownership / Management: Conservation Commission
Degree of Protection: Good, being under Conservation jurisdiction

Recommendations: Work with Brockton to coordinate access along the adjacent Beaver Brook Reservation

C-10 Washington Street/ Bicknell Brook

Map 10/Parcel 5

Area: 1.3 Acres

Location and Access: The parcel fronts on Washington Street and is adjacent to Bicknell Brook.

Zoning: Medium Density Residential (R-30)

Restrictions: The southern portion of land along Bicknell Brook is wooded swamp in the Floodplain and Wetlands Protection District.

Soils and Vegetation: The land is comprised of Essex coarse sandy loam on moderate sloping terrain. (EsB, EC). Much of the land surface is comprised of shallow muck (MU) covered by red maple and scrub oak.

Uses: The area is part of the watershed of the Shumatuscasant River.

Ownership/Management: Conservation Commission

Degree of Protection: High, being managed by the Conservation Commission

Recommendations:

- Sign the parcel
- Clear an entrance into the land.



Unsigned, inaccessible South Bedford Street /Washington Street property C-10 on Bicknell Brook

C-11 Bedford Street/ Shumatuscacant River

Map 52/Parcel 60

Area: 1 Acre

Location and Access: This one-acre town-owned parcel is on Bedford Street, includes a portion of the Shumatuscacant River, and is in the floodplain and wetlands protection district.

Zoning: Highway Commercial (HC)

Restrictions: In the Floodplain and Wetlands Protection District

Soils And Vegetation: Parcel is partly wooded.

Uses: Parcel is accessible from Bedford Street and is in its natural open space state.

Ownership/Management: Town of Abington Conservation Commission according to the deed restriction

Degree of Protection: Good

Recommendation: Land is unsuitable for development; leave as local open space

C-12 Cleveland Pond Island

Map 42/Parcel 2

Area: 0.25 Acre

Location and Access: This town owned-parcel is in Cleveland Pond in Ames Nowell State Park and is inaccessible except by boat or (prohibited) swimming.

Zoning: Low Density Residential (R-40)

Soils and Vegetation: The Island is wooded.

Ownership: Town of Abington

Degree of Protection: High, being within a State Park

Uses: Parcel is wooded and in its natural open space state.

Recommendation: Land is well suited to its present open space/conservation use. although uses could be expanded. Consider allowing swimming and camping

C-13 Ashland Street Conservation Land

Map 9/Parcel 38

Area: 0.92 Acre

Location and Access: This town-owned parcel is on Ashland Street and is accessible from the street.

Zoning: Medium Density Residential (R-30)

Soils and Vegetation: The land is wooded and in the Floodplain and Wetlands Protection District.

Restrictions: It is in the Floodplain and Wetlands Protection District.

Uses: Parcel is wooded and in its natural open space state.

Ownership: Town of Abington Conservation Commission

Degree of Protection: Good

Recommendation: No change in management

State Holdings

S-1 Ames Nowell State park

As labeled on the Assessor maps it includes:

Map 28/Parcels 1, 2, 3, 4, 7B

Map 34/ Parcels 12, 17, 18;

Map 35/Parcels 1, 2, 3, 4, 5, 6, 7, 7a, 8, 10, 11, 12, 13, 14, 15;

Map 36/Parcels 57, 59, 60

Map 41/Parcels 11, 12, 13, 14, 15, 27

Map 42/Parcels 1, 3, 4, 5, 6

Map 43/Parcels 1, 2

Map 49/Parcels 19, 19a

Map 42/ Parcel 1

Acreage: 607.36 acres.

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October, 2015

Location and Access: The Park fronts on Chestnut Street and Linwood St. in Abington and has frontage on North Quincy Street via one small parcel just south of Boundary Street where a power line on private industrial land may offer a tempting off-road access – as does a much larger powerline easement running north of Chestnut Street. There are identifying signs only on Linwood Street in Abington. The Park abuts Brockton's Beaver Brook Reservation to the south

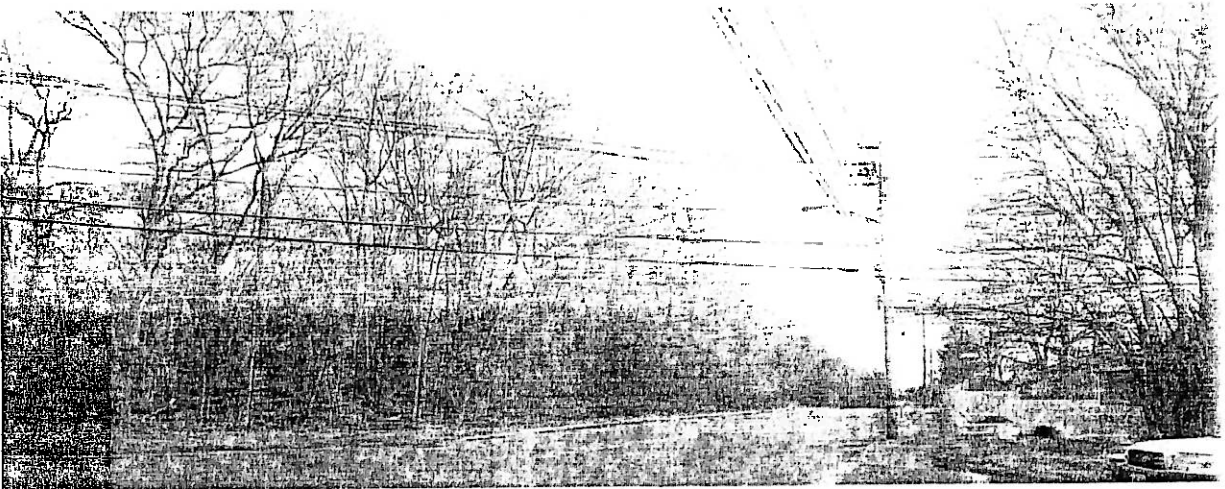
Zoning: Low Density Residential (R-40)

Restrictions: Approximately one fifth of the Park is in the Floodplain and Wetlands Protection District.

Uses: The Park's rugged terrain and undisturbed stands of virgin white pine and hardwood attract hikers, horse/bike riders, nature enthusiasts and fisherpersons during the warmer months and cross-country skiers in the winter. The pond is considered to be too shallow and algae filled for swimming so it is prohibited though informal swimming has been observed near the dam. The Park's trails rarely connect with surrounding areas. There may be an unmet potential for camping.

Ownership/Management: Comm. of Mass., DCR, Div. of Forests and Parks

Degree of Protection: High, being a State Park



Private land at North Quincy and Chestnut Streets abutting Ames Nowell State Park; Recommended for acquisition to give presence and a potential access point on this major street and to preclude incompatible uses backing onto the Park

Recommendations:

- Increase visibility from Chestnut St. and North Quincy St.
- Seek to expand trails and integrate them with open spaces in adjacent communities
- Acquire inholdings and any available property along North Quincy Street and Chestnut Street
- Increase presence with a signed access point on the North Quincy Street frontage
- Explore opportunities for swimming and camping
- Explore any potential joint programs with Brockton's Beaver Brook Reservation to the south

C. Inventory of Partially Protected Land

School Department Holdings

AS-1 Center School and Playground

Map 16 /Parcel 33

Area: 13 acres total; playground is an actively maintained 2.5 acres

Location and Access: In Abington Center with street frontage on Washington and Walnut Streets and a commonly-owned lot on Thaxter Street

Zoning: Medium Density Residential (R-30) and Central Business District (CBD)

Restrictions: None

Uses: Basketball courts, a small playground and tot-lot with swings and slides, and a Youth League baseball field

Ownership/Management: School Department/Park and Recreation Commission

Degree of Protection: Good, since recreation activities are an important part of the school facility

Recommendation: Continued valuable neighborhood recreation use, even if the use of the building changes.

AS-2 Abington High School

Map 38/Parcels 10, 11, 12

Area: 27 acres

Location and Access: The school site is accessible by Gliniewicz Way off Bedford Street.

Zoning: Medium Density Residential (R-30) and Highway Commercial (H-C)

Restrictions: A large portion of the site is in the Floodplain and Wetlands Protection District.

Uses: Town-wide use: 4 Soccer fields, 1 field hockey/lacrosse field, and 5 softball fields. In recent years the tennis courts have been abandoned. The present school is to be replaced by a new combined middle school/high school built to the rear of the present school. Displaced athletic facilities will be replaced on the site of the present school with the possible loss of one field, and the possible interim replacement of one or two fields at another site.

Ownership/Management: School Department/Park and Recreation Commission

Degree of Protection: Good, as other uses are not anticipated and recreation activities are an important use of School land.

Recommendations:

- Continue use after construction of the new schools and partial replacement of the athletic areas
- Seek an acknowledged bicycle/pedestrian connection to the Hancock Street neighborhood and the rest of the western part of the town

AS-3 Beaver Brook Elementary School - (Ex Early Childhood Learning Center)

Map 39/Parcels 55,56,58,61,64,65,66

Area: 12.76 acres

Location and Access: Ralph G. Hamlin, Jr. Lane

Zoning: Medium Density Residential (R-30)

Restrictions: None

Uses: Facilities include 3 softball fields and a playground and tot lot with swings and slides including age-appropriate multi-purpose playground equipment. The site adjoins extensive facilities at the Frolio School described below, a small pond on the Shumatuscacant River, and the park-like Mt. Vernon Cemetery.

Ownership/Management: School Department/Park and Recreation Commission

Degree of Protection: Good, unless other uses are anticipated, since some of the recreation activities are essentially guests of the School Dept. and could conceivably be converted to other uses without a vote under Article 97.

Recommendation: Consider transferring the expected long-term recreation area to the Parks and Recreation Commission

AS-4 Frolio Junior High School and Memorial Field

Map 39/Parcels 68, 69; Map 46/Parcels 42, 43

Area: 12.1 acres

Location and Access: The site fronts on Washington Street just north of Beaver Brook Elementary School

Zoning: Medium Density Residential (R-30)

Restrictions: The eastern fringe is in the Floodplain and Wetlands Protection District.

Uses: Because of its central location, this is a major recreational complex. Facilities include two softball fields, one lighted; two lighted baseball fields; one football/soccer field with track and field sport facilities, three lighted tennis courts; one basketball court; and the "Beaver Brook" Playground featuring a very extensive, imaginative wooden play structure on the edge of an impoundment of the Shumatuscacant River; and a handsome entrance archway commemorating the town's 300th anniversary.

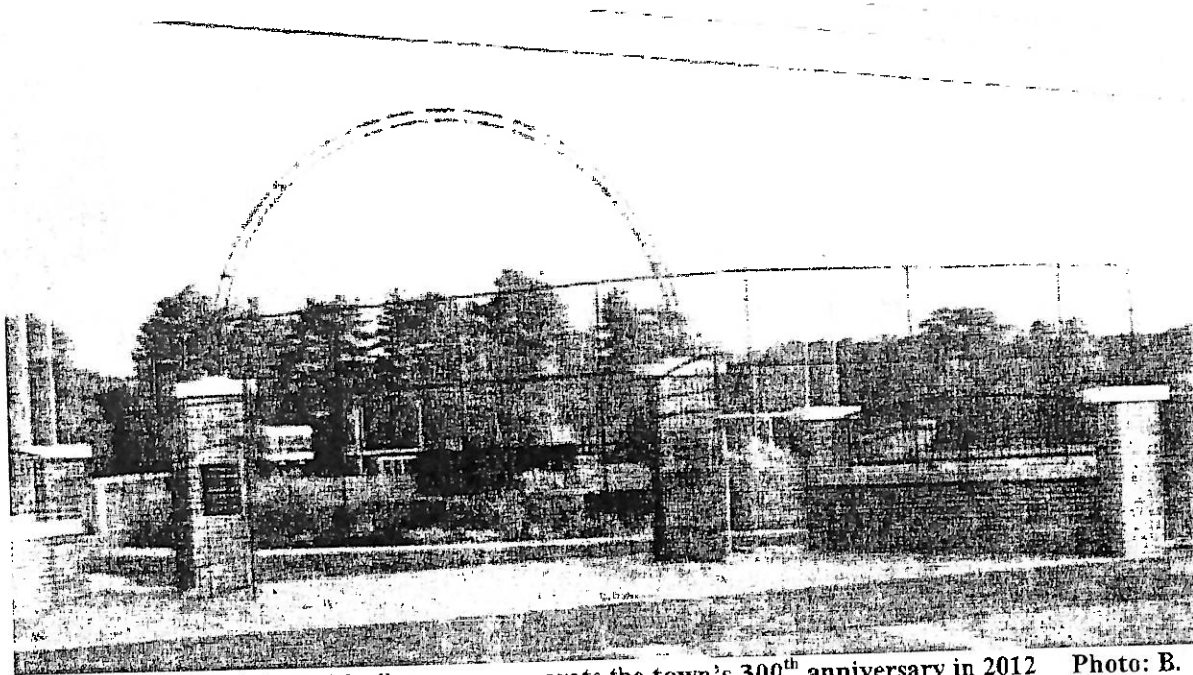
Ownership/Management: School Department/Park and Recreation Commission for the school grounds. The American Legion Trustees own the Beaver Brook Playground site and part of the athletic fields. The town does normal maintenance of all facilities, but the Beaver Brook Playground Committee which raised \$100,000 to build the playground hires a landscape contractor periodically for major work out of the remaining funds.

Degree of Protection: Good, as other uses are not anticipated and recreation activities are an important part of the School Department land.

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October, 2015

Recommendation: Continue as is.



Entrance to Memorial Field built to commemorate the town's 300th anniversary in 2012 Photo: B. Hughes

AS-5 Woodsdale School/Playground/Playfields

Map 50/Parcel 12; Map 57/Parcels 31, 32, 44

Area: 17.81 acres

Location and Access: The School's main access is from Chestnut Street though it also has a pedestrian connection to the end of Blanchard Terrace offering a slight "Safe Routes to School" alternative to walking/riding on Chestnut Street.

Zoning: Medium Density Residential (R-30)

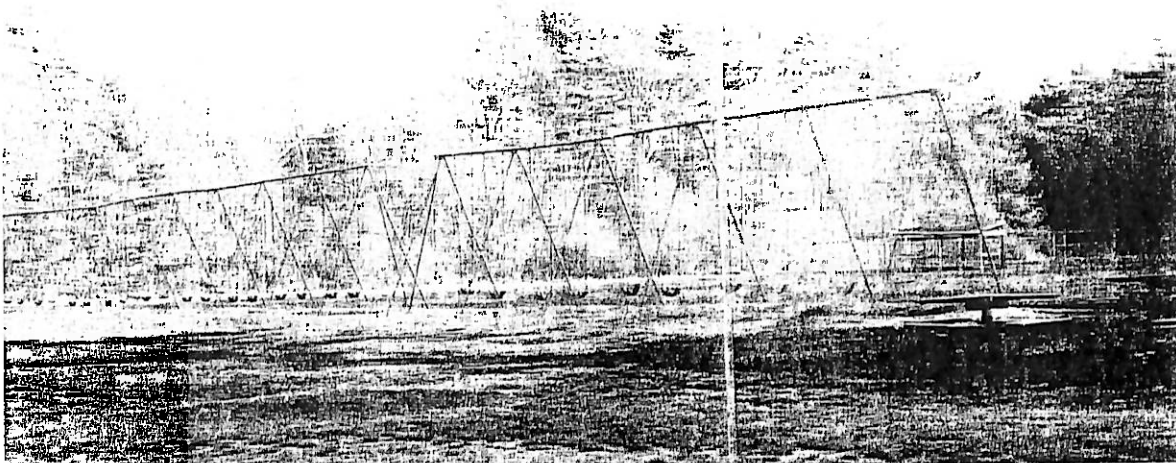
Restrictions: Twenty-five percent of the site is in the Floodplain and Wetlands Protection District. Uses: One multi-purpose field, one little league field, several basketball courts, a playground featuring long rows of swings and slides, and one play structure, with potential for a more varied, attractive layout.

Ownership/Management: School Department/Park and Recreation Commission

Degree of Protection: Good, since recreation activities are an important part of the School Department's programs.

Recommendations:

- Add other facilities and make the layout more informal.
- Acquire abutting Henrikson Ch.61B land to west offering site expansion, permanent neighborhood open space, and an improved shorter, safer route to school from the south and west



Long row of Swings behind the Woodsdale School

AS-6 North School

Map 53/Parcel 67

Area: 2 acres

Location and Access: At the intersection of Adams, Birch, and Plymouth Streets

Zoning: High Density Residential (R-20)

Restrictions: None

Uses: School has been closed and converted to office space for the School Department and the North River Collaborative, and the facilities, two basketball courts, and one playground with a small tot-lot with swings and slides, have been removed.

Ownership/Management: School Department/Park and Recreation Commission.

Degree of Protection: Limited as future open space or recreation uses are not anticipated.

Recommendations: Keep it as a potential neighborhood asset depending on ultimate reuse.

AS-7 Potential Future School Site

Map 8/Parcels 13, 21

Area: 16.83 acres

Location and Access: At the northeast corner of the intersection of High Street and Brockton Avenue with frontage on High Street, Brockton Avenue and Linwood Street

Zoning: Highway Commercial (HC) and R-30 Medium Density Residential

Restrictions: A portion of the site is in the Floodplain and Wetlands Protection District.

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October, 2015

Uses: Woodland acquired by the School Department as a potential future school site but a recent study of school needs discounted the use of the site for a Junior High School. The land is wooded and in its natural open space state.

Ownership: School Department

Degree of Protection: Fair as other uses are not anticipated.

Recommendations:

- Turn site over to the Town
- Retain a portion as open space
- Leave the Brockton Avenue frontage potentially available for private development
- Consider temporarily or permanently replacing athletic fields lost at the High School/Middle School site

Town Sewer and Water Sewer lands

Abington Sewer Commission and Abington-Rockland Joint Water Board Holdings

The Abington Sewer Commission and Abington Rockland Joint Water Board have extensive land holdings throughout the Town. These properties and their acreage are listed on Table V-2B above and shown on Map V-1, "Abington Protected and Unprotected Open Space and Recreation Lands."

Recommendation: They should be reviewed for possible Open Space and Recreation value compatible with water and sewer needs.

Major Holdings

Most of the Water Department parcels are in the southern part of town protecting the Meyers Avenue Well field. The land fronts on Myers Avenue and Walnut Street and is bounded by Wright's Meadow (C-2) to the north, the Whitman town line to the south side, and the railroad tracks, or vacant land just west of the tracks on the east. Access is restricted by a surrounding fence. Ninety percent of the land is in the Floodplain and Wetlands Protection District. The soils and vegetation consist of shallow muck soil (Mu) with a red maple cover. The property is part of a corridor of protected parcels along the Shumatuscacant River that also includes Wright's Meadow, the Plymouth County Land and the Shumatuscacant River Strip.

Most of the scattered Sewer Dept. holdings are small parcels accommodating facilities such as pumping stations. The exceptions are the 5.33-acre "Walnut Street Sewer Land" north-west of the Meyers Avenue Wells and listed as sewer land in the 2006 Open Space Plan; and the 6.32 acre (plus an estimated 3 acres in Rockland) former sewer beds just north of the Griffin's Dairy land described below. It fronts on Charles Street and is just north of the Griffin's Dairy land.

The Myers Avenue complex of water supply and sewer department holdings and potential additions total approximately 179.47 acres includes the following parcels 10/63, 10/73, 11/1, 11/2, 11/3, 11/4, 11/5, 16/79, 16/86, 17/30, 17/31, 17/33 and 17/36.

As can be seen on Map V—1 Protected and Unprotected Open Space and Recreation Lands, the Myers Avenue complex abuts some Conservation land especially site C-2, Wright's Meadow, bracketing the Shumatuscacant River north of the wells. In addition, the major parcel on Map 16/86 between Map 16/79 (Wright's Meadow) and Map 16/89 ("Walnut St. Sewer Land") divides these holdings. Its acquisition might expand the Wrights Meadow holding and allow more open space use, near but not on, the Water Department land to the South and East.

Other Sewer and Water Holdings

SW-11, Map 5/Parcel 101, the 5.68-acre standpipe site on Lincoln Street

SW-16, Map 41/Parcel 8a, the .69 acre Chestnut Street Water Tank.

Recommendations:

The Conservation Commission and the Selectmen should:

- Work with the Joint Water Board to explore opportunities to acquire Map 16/Parcel 86 for a combination of open space and resource protection purposes.
- Work with the Joint Water Board to explore acquisition of the approximately 4 to 5-acre western-most portion of Map 11/Parcel 5 within an estimated seven hundred feet of the wells.
- Examine the function of the 5.33-acre "Walnut Street Sewer Land" located just north of Myers Avenue.
- Explore the sensitivity of the Summer Street/Myers Avenue/town line holdings to water quality threats from various forms and degrees of use, regardless of ownership. Then work around these to develop use regulations allowing compatible open space uses while protecting the well field.
- Examine any potential local Open Space /Recreation use of the 5.68-acre grounds around the Lincoln Street Standpipe and the .69- acre grounds around the Chestnut Street water tank.

SW - 15 The Former Sewer Beds

Map 47, Parcel 62

Acreage: 6.32 acres in Abington and an estimated 3 acres in Rockland

Location and Access: East of Charles Street with frontage on that street, north of the northern end of the Griffin's Dairy land

Zoning: R-20 High Density Residential

Restrictions: Site is in the Flood Plain and Wetlands Protection District.

Uses: Grassland and woods formerly used for sewage disposal beds; backdrop for houses along Charles St.

Ownership: Town's Sewer Commission

Decree of Protection: Fair as town-owned, but not restricted; subject to various reuses

Recommendations:

- Plan for possible mixed uses or open space in conjunction with adjacent Griffin's Dairy land.
- Transfer any land committed to open space or recreation to the respective commissions.

Abington Housing Authority Holdings

The Housing Authority's properties primarily hold public housing, but there are two sizable vacant sites.

HA-1, the 14.2-acre Blanchard Gardens at 71 Shaw Ave. (Map 45, Parcel 115) holds 70 elderly/handicapped housing units largely surrounded by woodlands. However the northern portion of the site is open land and might have some potential for appropriate recreation facilities and/or Community Gardens where residents could grow some of their own food.

HA-2, the 40-unit Leavitt Terrace development has one 6.2-acre parcel (Map 38/Parcel 1) holding the housing and two vacant parcels. These are - Map 38/Parcel 17 with 4.98 acres immediately to the west on Gliniewicz Way, and Map 38/Parcel 18 with 3.12 acres roughly behind Town Hall with only pedestrian access to the Thayer Street private development to the South. The Authority staff report no present plans for either parcel due to the lack of funds

The potential of the largely wooded mapped open areas is unclear. However, if cleared, some of the land to the south of Leavitt Terrace might have some potential for community gardens, pending its long-term use.

The other Authority-owned parcels, the long thin HA-3 (Map 4/ Parcel 37) with 1.19 acres at 210 Green St. and HA- 4 (map 51/Parcel 64) with .28 acres at 36 Dorsey St., are single-family house lots holding rental single-family houses acquired under the state's Chapter 705 program. Hence they are not available for affordable housing development by another entity.

Other Town Holdings

Within the category of other town-owned properties are several sites of significant present or potential open space or recreational interest. These are the Strawberry Valley Golf Course, the

former Griffin Dairy property, the unbuilt portions of Diane Circle, the Carista (Vineyard Road) acquisition, and possibly the former town landfill, along with the aforementioned former sewer beds. The Golf Course is a successful town enterprise managed by an elected Strawberry Golf Committee while the Griffin Dairy property was proposed for a Senior Center or a possible new Junior High School and sports fields but has been used for neither. (Instead the new Senior Center is in a former church south of Summer Street). These and other selected sites labeled T-1 to T-8 are summarized on Table V-2A while those from T-9 to T-32 are summarized on the table and reviewed below.

T-9 The Former Griffin's Dairy

Map 40/Parcels 90, 71; Map 47, Parcels 47, 43

Area: 35.32 acres in Abington and a comparable amount in the Town of Rockland

Location and Access: This irregularly shaped holding has frontage on Plymouth Street and Pattison Street, wraps around three sides of the partially built Bellows Circle subdivision, and is south of the former sewer beds.

Zoning: Medium Density Residential R-30, to the south; R-20 to the north.

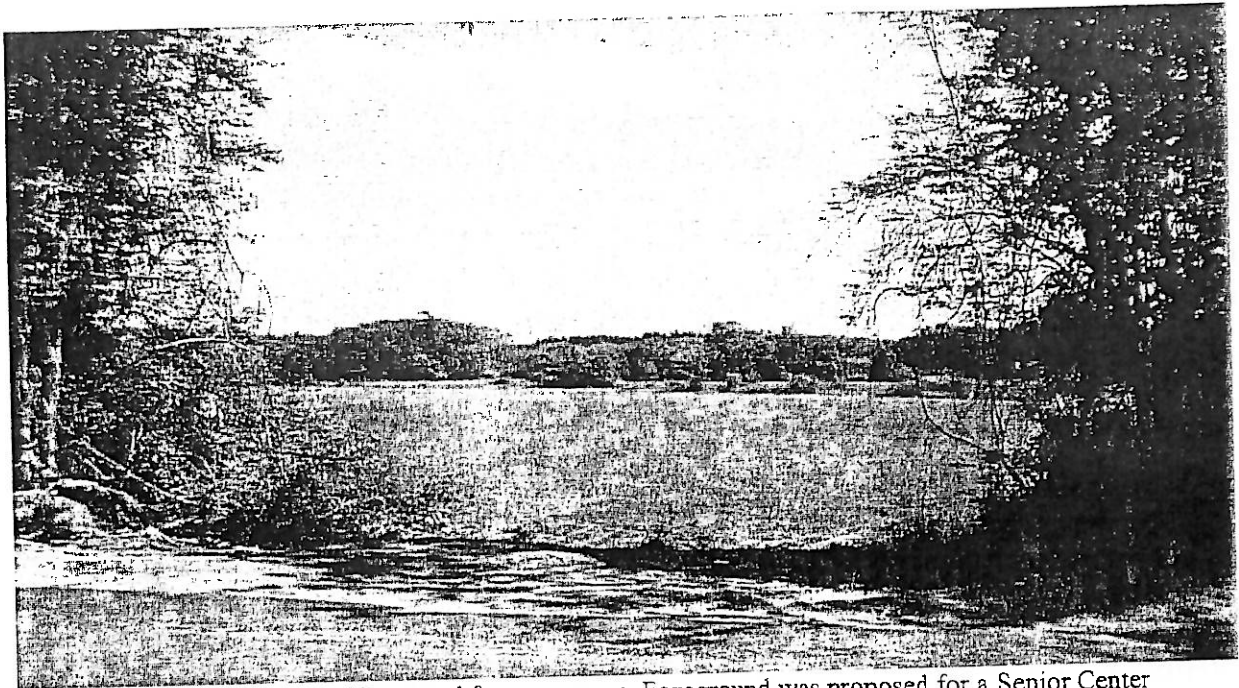
Restrictions: Portions of the property are in the Floodplain and Wetlands Protection District

Uses: The former dairy farm and milk distribution facility was acquired by the town in 2000 for municipal purposes, not explicitly for open space. It has been partially used for a golf training school and was formerly considered for a Senior Center, Middle School and sports fields, and has contained a very successful community garden and farmers market. (The Market has since relocated).

Ownership: Town of Abington

Degree of Protection: Fair, having been acquired with local funds implicitly as open space according to some observers, but with no protective provisions and potentially subject to partial development for public facilities or housing. It was recently considered for a revived dairy operation or at least hay growing by Hornstra's Farm with fields in Norwell and milk distribution in Hingham. It has considerable potential for further community gardens. .

Recommendations: Complete planning for possible compatible uses in conjunction with the former sewer bed land to the north, and in cooperation with the owners of the golf course to the east in Rockland; then transfer land planned for permanent open space, recreation, and/or agricultural uses to the Conservation and/or Recreation Commissions.



Griffins Dairy land - Farmland Proposed for many uses. Foreground was proposed for a Senior Center now located close to the Whitman line.

T-11 Strawberry Valley Golf Course

Map 9/Parcel 43; Map 5/parcels 17, 20

Location and Access: The Course fronts on Washington Street and abuts Abington and Whitman Conservation Land.

Area: 50.46 acres

Zoning: Medium Density Residential (R-30)

Restrictions: A portion of the property is in the Floodplain and Wetlands Protection District

Uses: A nine-hole municipal golf course also used for cross-country skiing and sledding in the winter

Ownership/Management: Town owned and managed by the Strawberry Valley Golf Committee.
Degree of Protection: High by the nature of its use and management.

Recommendations:

- Consider applying a Conservation Restriction (CR) for further protection
- Examine opportunities for cooperation with adjacent public open space in Whitman.

T-12 Vineyard Road (Carista Property)

Map 64/Parcels 14, 34; Map 68/Parcel 2

Area: 60.5 acres

Location and Access: Located north of the Vineyard Rd., Hjelm St., and Beaver Lane, west of commercial uses along Bedford St. and south of the Weymouth line. The western-most parcels include the upper Shumatuscacant River and abut the eastern end of the Blueberry Hill wetlands.

The site is totally unsigned; none of the surrounding roads, even those ending at the property's edge, have signs identifying it as public land for residents' use.

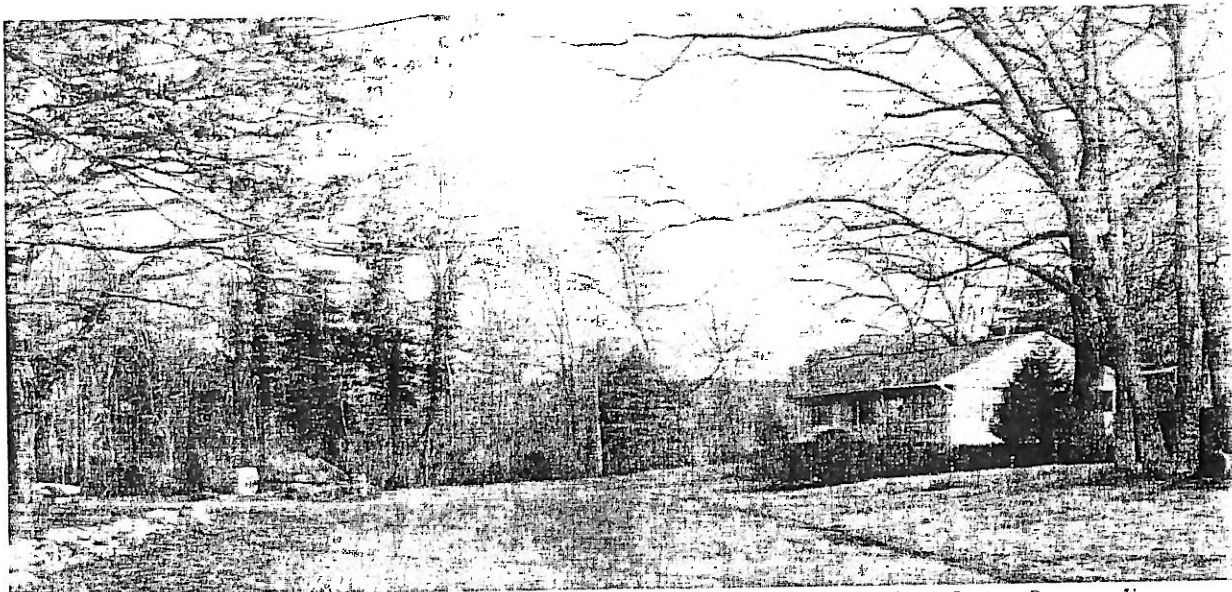
Zoning: Medium Density Residential (R-30)

Restrictions: A majority of the property is located in the Floodplain and Wetlands Protection District.

Uses: Wooded swamp, apparent headwaters of the Shumatuscacant River. Site is suited for use as open space for the surrounding neighborhoods in Abington and Weymouth, as a greenbelt between the two communities, and as an extension of the Thicket St (C-3) and Blueberry Hill (C-9) holdings to the west. Usefulness partly depends on the availability of enough dry upland for hiking, and related activities.

Ownership: Owned by Town of Abington, not by Conservation Commission

Degree of Protection: High, considering the Farm Bureau Federation's role in the acquisition, but not complete without a CR with management by the Conservation Commission or Recreation Commission.



Unsigned and undeveloped access to the Carista Property located at the end of Hjelm Street. Surrounding roads just end at park line and some neighbors do not know that it is town land.

Recommendations:

- Examine site's potential
- Explore the possibility of a trail from Thicket Street land to Bedford Street.
- Add signs and trails, if needed, at possible entrance points.
- Transfer ownership/management to Conservation Commission

T-14 Diane Circle

Map 13/Parcels 37-62; Map 20/Parcels 1-13, 44, 59; Map 21/Parcels 70-72, 109
Area: 73.32 acres.

Location and Access: These parcels are located between Beaver Brook and the rear lot lines along Jennings Drive. The lots were acquired by the Town through tax title and many proved to be unsuitable for development because of poor soil conditions. The undeveloped lots abut Brockton's Beaver Brook Reservation conservation land. Despite the R-40 zoning, the Town has maintained the 20,000 sq. ft. lots through a variance process and has sold a few house lots. Thus, all of Jennings Drive is in single-family housing, while the land near the Brook remains in informal open space use.

Zoning: Low Density Residential R-40

Restrictions: Part of this is in the Floodplain and Wetlands Protection District.

Uses: Informal streamside open space and graded, but undeveloped upland from the foreclosed subdivision. Two streets (portions of Diane Circle and Jennings Drive) were built and developed at the eastern edge of the parcel.

The stream-side lots, protected by the Rivers Protection Act and the Wetlands Protection Act, should remain natural habitat except for a walking trail. However, varied combinations of house lots and usable open space may be possible on the intervening land between the Brook and the existing housing. Past studies for the Board of Selectmen suggested natural habitat along the Brook, mixed market and affordable housing on some of the upland lots, and varying amounts of managed open space and small-scale recreation areas between the Brook Corridor and the housing. The recreation area might fit well along the graded, but unbuilt Jeremiah Sullivan Drive.

Ownership/Management: Town of Abington guided by its Surplus Land Committee, and potentially by the Conservation Commission

Degree of Protection: Fair, if the Town continues to value these parcels as important open space and natural habitat. But with public sewerage available near the southeast corner of the site, it may be possible and tempting to sell off some of the upland lots for single-family housing.

Recommendations:

- Consider mixed market and affordable housing on a small portion of the site and transfer the rest to the Conservation Commission to manage the upland as recreation land under the Park and Recreation Commission, and the lower as stream-side open space in cooperation with Brockton's adjacent Beaver Brook Reservation.
- Acquire unidentified land between northern portion of Diane Circle and the Brook and integrate it with the streamside open space.
- Consider adding foot bridges allowing hiking between the two sides of the Brook.

T-15, 16 Groveland Street (Former Town Landfill)

Map15/ Parcels 32-38, 40-42; Map 22/ Parcels 15-20, 24, 33

Area: 20.61 acres

Location and Access: This land fronts on Groveland Street, comes almost to Rockland St., and abuts the former private Golf Driving Range recently developed as a major lumber yard.

Zoning: Rezoned from Low Density Residential (R-40) to Highway Commercial

Restrictions: Site is no longer used as a landfill. Portions are in the Floodplain and Wetlands Protection District

Soils and Vegetation; Soils would be altered by past landfill uses. Area is partly heavily wooded and partly grasslands.

Uses: Used only for municipal composting. Though reportedly too flat for sledding or skiing it could be developed as an active recreation site, and/or part of a north-south trail system, and might offer community garden space.

Ownership/Management: Town of Abington

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October, 2015

Degree of Protection: Fair, since the site has no present open space role, general town ownership is appropriate. As discussed in Chapter IV, the landfill was closed and capped in 1984 but problems with the capping led to a Department of Environmental Protection Administrative Order calling for a recapping and SEA Engineering has had monitoring wells on the site. The Board of Selectmen recently sought a "No Action" (required) finding from the DEP, since the site seems to pose no risks and the Board hopes for a favorable finding that no further capping is needed.

Recommendation: If an open space/recreation uses are chosen, transfer respective parts of the site to the Conservation or Recreation Commissions

T-17 Rockland Street Conservation Area

Map 21/Parcels 70, 71, 72, 109

Area: 8.83 acres

Location and Access: These four parcels front on Rockland Street; the first three on the south side and the largest, the 5.93-acre fourth parcel, on the north side.

Zoning: Low Density Residential (R-30 and R-40)

Restrictions: The property is in the Floodplain and Wetlands Protection District.

Soils and Vegetation: Tight soils with the hardwood cover typical of wooded swamp.

Uses: Natural open space

Ownership/Management: Town of Abington

Degree of Protection: Fair. Since the site has no present open space role, general town ownership is appropriate, but not fully protective.

Recommendation:

- The land is unsuitable for development, so consider combining it with 4.25 acres of rear woodland
- Let the parcels on the south side create a neighborhood reserve allowing many houses to back onto a natural area, while the parcel on the north side does the same for its abutters, jointly lessening the impact of the neighborhoods' large lot subdivisions.
- Transfer the lots to the Conservation Commission
- Acquire and integrate adjacent Map 21/Parcels 74B and 74 C.

T-22 Linwood Street

Map 14/Parcel 7

Area: 3.29 Acres

Location and access: Landlocked behind lots facing on Linwood and Catherine Streets, but on a right-of-way from Linwood Street to Parcel 14/15

Zoning: R-40

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October, 2015

Restrictions: Located in the Flood Plain and Wetlands Protection District.

Uses: Partially wooded, and offering informal local open space, mostly for abutters, and wildlife habitat

Ownership/Management: Town of Abington

Degree of Protection: Fair. Since the site has no present open space role, general town ownership is appropriate, but not fully protective.

Recommendations:

- Investigate possible integration with nearest part of 13.1-acre parcel 14/15 to the east.
- Examine any need to screen surrounding neighborhoods from the new Cape Cod Lumber facility on former golf driving range to the east.

T-24 Lincoln Street Conservation Land

Map 44/Parcel 17

Area: 0.84 acre

Location and Access: This land on the north side of Lincoln Street gives access to the larger 3.36-acre parcel 44/20.

Zoning: Low Density Residential (R-40)

Soils and Vegetation: The land is wooded.

Restrictions: It is in the Floodplain and Wetlands Protection District.

Uses: Parcel is partially wooded and in its natural open space state

Ownership: Despite the name, this is owned by the Town, not by the Conservation Commission.

Degree of Protection: Good

Recommendations

- Examine the potential of this land, combined with parcel 44/20, to give the neighborhood a permanent open space backdrop, particularly if also combined with some portions of lots 51/31, 51/54 and 51/95 or the rear portion of the adjacent Water Department standpipe site.
- Put the land under Conservation Commission management.
- Consider developing a trail from the Water Department driveway through to the Crossley Street neighborhood.

T-26 Old County Lane

Map 26/Parcel 28

Area: 0.93 Acre

Location and Access: This is on Old Country Lane between two developed house lots and has much frontage.

Zoning: Low Density Residential (R-40)

Soils and Vegetation: The land is wooded and in the Floodplain and Wetlands Protection District.

Restrictions: It is in the Floodplain and Wetlands Protection District.

Uses: Parcel is wooded natural open space preserving a low-density feel and giving children a place to play that is not in anybody's yard.

Ownership: Town of Abington Conservation Commission

Degree of Protection: Good

Recommendation: The land if not developable is well suited to open space conservation use and should be kept largely as it is.

T-27 Linwood Street, Beaver Brook

Map 28/Parcel 11

Area: 3.8 acres

Location and Access: This 3.8 acre parcel is located off of Linwood Street very close to the Brook and could be connected to it by the state-owned parcel 28/11.

Zoning: Low Density Residential (R-40)

Restrictions: Located in the Floodplain and Wetland Protection District

Uses: Parcel is partially wooded and in its natural open space state.

Ownership: Town of Abington.

Degree of Protection: Good

Recommendations:

- Consider the land for open space use as connector to Beaver Brook and Brockton's Beaver Brook Reservation in conjunction with the adjacent state-owned 5.2 acre brookside parcel 287B
- Put parcel under Conservation Commission management
- If not present, develop a trail from Linwood Street through the state parcel to the brook and north to Cleveland Pond in the State Park

T-28 North Quincy Street, next to State Park

Map 34/parcel 16

Area: 0.75 Acres

Location and Access: The parcel is landlocked between the Park and a private commercial development (an insulation company).

Zoning: Low Density Residential (R-40)

Use: Vacant woodland buffering the park from the nearby insulation company, but management as part of the Park could allow more intensive planting to better buffer the park from the firm's activities.

Ownership/Management: Town of Abington

Degree of Protection: Fair. Since the site has no present utility for other than open space use, town ownership is appropriate, but transferring it to the State Park would allow better use as a buffer area.

Recommendation: Donate the land to slightly expand and protect the State Park.

T-29 Chestnut Street North Adjacent to Pohorecky Land

Map 49/Parcels 13, 16; Map 56/Parcel 4

Area: 22.4 acres

Location and Access: This property north and west of Cushing Pond is landlocked, but it is on the shore of a Great Pond, and under Massachusetts Colonial Ordinance a Great Pond (over 10 acres in its natural state) is accessible through intervening private land (so long as the user "does not tread on any man's corn"); or perhaps from Chestnut Street via an Edison Co. power line right-of-way which divides the parcels. In addition, the two parcels are adjacent to Pohorecky Farm land fronting on Chestnut Street.

Zoning: Multiple Use Planned Development (MUPD)

Restrictions: The land is in the Floodplain and Wetlands Protection District, and a tributary to Beaver Brook (protected under the Rivers Protection Act) runs through part of the land towards Cushing Pond.

Soils and Vegetation: Vegetation is wooded swamp and upland.

Uses: Though landlocked, the parcels give access to the Pond and protect it.

Ownership/Management: Town of Abington

Degree of Protection: Fair. Since the site has no apparent utility for uses other than open space, town ownership is appropriate, but the town could sell the land. Hence Conservation Commission ownership is more protective.

Recommendation: Put the land under Conservation Commission ownership or support state management as part of the State Park.

T-30 Fairview Avenue

Map 16/ Parcel 32

Area: 0.17 Acres

Location and Access: These two small town-owned parcels are located in the Floodplain and Wetlands Protection District on an unimproved section of Fairview Avenue

Zoning: High Density Residential (R-20)

Restrictions: In the Floodplain and Wetlands Protection District

Uses: Parcels are in their natural state and abut other vacant parcels which in turn appear to abut the Rockland Town Forest.

Ownership/Management: Town of Abington
Degree of Protection: Good

Recommendation:

Combine with abutting vacant land for management by the Conservation Commission consistent with the abutting Rockland Town Forest.

T-31 Shumatuscacant River Strip

Map 16/Parcels 60; 77
Area .2 acres

Location and Access: These long, narrow parcels bracket the River north of Summer Street and south of Centre Avenue, but do not run as far as either road, and are bounded by Plymouth County land to the west and south.

Signage: None

Zoning: Median Density Residential (R-30)

Restrictions: The land is the Flood Plain and Wetlands Protection District and is subject to the Rivers Protection Act.

Soils and Vegetation: Shallow muck (Mu) with a cover of woody shrubs

Uses: Natural setting and informal trails. With comparable limited acquisitions upstream to Centre Street and downstream to Summer Street there is a good potential for a multi-use trail extending north to Island Grove Park and south to Wright's Meadow. Some of the stream-side land is low and wet, but other areas are passable for a trail, and a pine and oak hillock near the east bank appears to be a popular destination for informal socializing.

Ownership: Board of Selectmen

Degree of Protection: Good, barring an unlikely need for the land, but management by the Conservation Commission or the Abington-Rockland Joint Water Board would be more secure.

Recommendations:

- Transfer property to the Conservation Commission
- Sign it from Summer Street and the commercial property on Center St. (Rte. 123).
- Seek improved access.

T-32 Senior Center, South of Summer St. at Plymouth Street

Map 17/Parcel 21

Area: 5.82 acres

Location and Access: Site is a former church just south of the Abington Transit Oriented Development (TOD) District. Site accommodates Senior Center and parking with negligible recreation or open space potential.

Signage: Signs identifying Senior Center

Zoning: R-30 Medium Density Residential (30,000 sq. ft. lots)

Restrictions: Fully developed center, parking area, and landscaping

Uses: Church converted to a Senior Center with related parking and landscaping

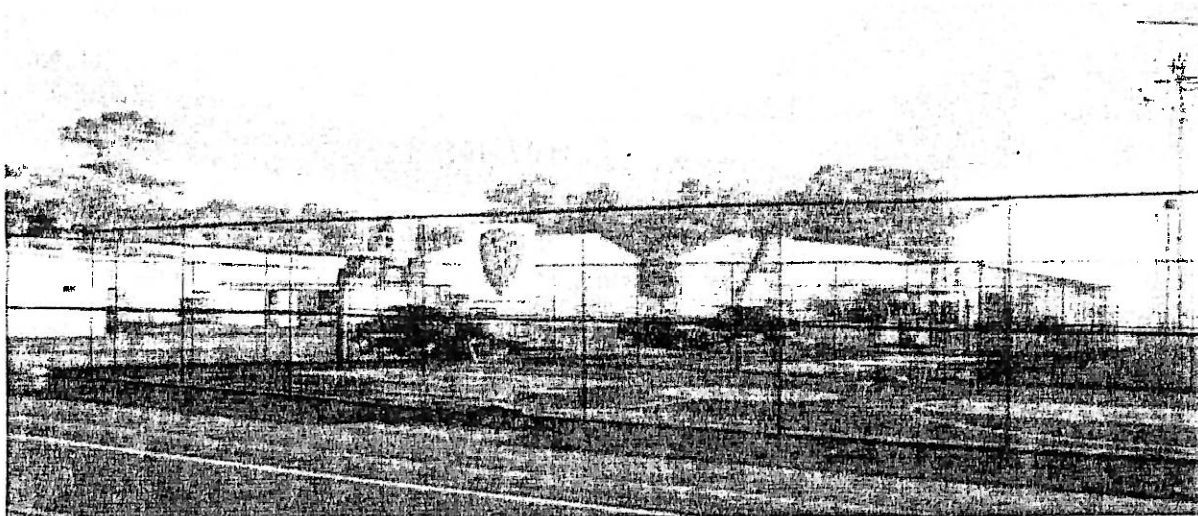
Ownership: Town of Abington

Degree of Protection: Good, barring a new use for the site

Recommendation: Maintain present use.

Other Town Recreational Facilities

Police Station Basketball Courts In addition to the recreation facilities noted above, two basketball courts have been built in front of the Police Station on Central Street as town recreation assets.



New basketball Courts at Police Station on Central Street.

Photo: B. Hughes

Hanover Branch Rail Trail

This Rail Trail starts in North Abington at the beginning of the former Hanover Branch rail line and extends 1700 feet along that line in Abington and then through Rockland to the Hanover town line. The tracks have been removed and the surface graded, but not yet totally paved with the expected stone dust.

State Public Land Holdings

State land holdings in Abington include:

- The Ames Nowell State Park, described above as protected site ST-1

- Minor MBTA properties listed as ST-2, Map 53/Parcels 72, 73, 79 and Map 54/Parcel 113
- The Old Colony railroad station listed above as ST-3, Map 24/Parcels 113, and Map 65/Parcel 123
- The land of the state-sponsored South Shore Tri-Town Development Corporation, ("Southfield") since replaced by the Southfield Redevelopment Authority listed as ST-4 and described below.

ST-4 South Shore Tri-Town Development Corporation (SSTTDC) since abolished and replaced by the Southfield Redevelopment Authority.

Map 65/Parcel 123

Area: 178.75 Acres.

Location and Access: The land in Abington, north of Spruce Street in Rockland and east of the rail road tracks that was part of the former South Weymouth Naval Air Station., This was proposed to be used and maintained as open space and a golf course in accordance with the former base re-use "Village Center Plan" develop by the SSTTDC. The legislature has dissolved the corporation, replacing it with a simpler structure; the new Southfield Redevelopment Authority, and the past master plan has no standing and no bearing on the use of the remaining vacant land.

Zoning: Previously Multi-Use Planned Development District pending a new Southfield Master Plan

Restrictions: The future designated use of this land in Abington is likely to be open space under the replacement Southfield Master Plan.

Ownership: A combination of the US Navy, The National Park Service, the Southfield Redevelopment Authority, and the overall developer, the Starwood Corporation.

Degree of Protection: To be high as part of an adopted plan.

Recommendations: Support and monitor implementation the future plan's open space, recreation, and habitat protection proposals, e. g. preservation of grassland nesting sites for birds as recommended in a report by the Massachusetts Audubon Society.

Plymouth County Commission Holdings

PC-1.Plymouth County Commission Shumatuscacant River Land

Map 16, Parcel 75; Map 17/Parcel 1.

Acreage: $2.16 + 3.00 = 5.16$

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Location and access: The land partially brackets the Shumatuscacant River Strip (T-31) and includes the downstream river channel fronting on Summer Street.

Signage: None

Zoning: Medium Density Residential (R-30).

Restrictions: The land is in the Floodplain and Wetlands Protection District

Soils and Vegetation: Shallow muck (Mu) with a cover of red maple

Uses: The property may be too wet for a trail along the immediate stream's edge, but is suitable for nature study.

Ownership/Management: Plymouth County

Degree of Protection: Good, barring unlikely conflicting needs for the land, but a conservation restriction or other protective deed provision would be more secure, as would management by the Abington Conservation Commission or Abington–Rockland Joint Water Board.

Recommendations:

- Sign it
- Petition County Commissioners to transfer this to the Conservation Commission
- Improve access.

Non-Profit Entities

NP-1 Mount Vernon Cemetery

Map 46/Parcels 103, 106, 107, and 121

Acreage: 61.44

Location and Access: East of Washington St; West of Plymouth Street and east of the Frolio School /Beaver Brook Elementary School with Frontage on Central Street and a direct connection from Washington Street via Ralph Hamlin Lane. An extensive linked walkway system spans the site, offering scenic walks from Central Street or Washington Street to Plymouth Street via a short distance on Morton Avenue.

Signage: Appropriate identifying signs

Zoning: R-30 Medium Density (30,000 sq. ft.)

Restrictions: Flood Plain and Wetlands Protection District runs through western side of the Cemetery along the Shumatuscacant River.

Soils and vegetation: Cemetery is attractively landscaped with groups of plants breaking up the expanse and giving a park-like character.

Uses: A very attractive well-landscaped cemetery offering a calm contrast to the busy adjacent school/recreation complex. An attractive privately owned pond on the Shumatuscacant River abuts the northwestern corner of the site.

Ownership/Management: Mount Vernon Cemetery Corporation

Degree of Protection: High considering purpose of Corporation and commitment of land to burials.

Recommendations:

- Continue present management.
- Examine the interests of the owners of the abutting pond and propose appropriate actions to preserve or enhance the Cemetery's beauty and attractiveness to walkers, particularly at the Hamlin Lane entrance.
- Incorporate the Cemetery in the proposed Shumatuscant Greenway.

SECTION VI: COMMUNITY VISION AND GOALS

A. Description of Process in Updating the Town's Vision and Goals

This plan has evolved over time with gradual changes in the overall goals and related objectives reflecting the vision for the community. As noted in the Introduction, the Park and Recreation Commission was the lead agency in the preparing the November 2000 Abington Open Space and Recreation Plan and the later 2006 Update with input from the Open Space Committee and assistance from the Old Colony Planning Council

The resulting 2006 implicit vision was of a moderate-density, moderate-income community with varied housing and well-planned commercial areas set off by well-distributed nearby open spaces integrated with major resources like Ames Nowell State Park, Brockton's Beaver Brook Reservation, and the Shumatuscant River system. This led to the 2006 Open Space and Recreation Goals.

The town's Goals and Objectives for this plan draw on these previously stated goals and go on to reflect the changing conditions and current needs discussed with the Conservation Commission serving as the Open Space Committee and with other participants. The results follow as 2015 Goals underlying the present plan.

B. 2015 Open Space and Recreation Goals

- Overall - To preserve diverse open space; to protect natural resources, scenic landscapes, and wildlife habitat and water resources; and to provide a system of permanent open space accessible to, or abutting/framing most neighborhoods.
- To serve a diverse population by providing for a range of recreational opportunities and facilities.
- To create an integrated open space system involving Ames Nowell State Park, Brockton's Beaver Brook Reservation/Washburn Meadow, and Abington's related land at Diane Circle and a portion Cushing Pond.
- To develop a permanent natural open space setting for most housing and integrate open space and housing through cluster or open space residential development if adopted by the Town and applied by the Special Permit Granting Authority.
- To preserve/protect cultural, natural and visual resources.
- To ensure water resource protection while allowing selective compatible open space use of water resource protection lands.

- To link key inter-community resources such as the Griffin's Dairy land and the Abington-owned land across the line in Rockland.
- To provide high quality recreation facilities and programs for diverse interest/ability groups, for example having games tables or exercise circuits for adults watching their children at playgrounds, or adding a roller blade/skateboard park for the most active users, preferably located near related activities for viewer pleasure and casual surveillance.
- To protect farm land and forest and to recruit new farmers and forest managers to use the protected land.
- To increase recreation opportunities in the State Park by allowing activities such as swimming and camping.
- To develop safe, useful bike trails, for example, a trackside bike trail alongside the fenced off Commuter rail track giving safe, level access to the station as is endorsed in an April 3, 2013 letter from MassDOT Secretary and CEO, Richard A. Davey in Appendix C.
- To preserve, protect and expand a major asset, Ames Nowell State Park by acquiring in-holdings and contiguous woodlands along North Quincy Street and across Chestnut Street.

SECTION VII: ANALYSIS OF NEEDS

A. Summary of Resource Protection, Open Space and Recreation Needs

Introduction: Needs and desires are very closely linked. "Needs" can sound very objective when related to an accepted quantitative standard as when a certain number of playfields are needed to accommodate a certain number of teams. Yet, there can be strongly felt but less quantified desires as with opportunities to swim. Some facilities may be required to satisfy that desire but the amount needed cannot be easily quantified until demand and ultimate usage can be measured. Thus it can be more realistic to attempt to meet a range of stated desires or wants as well as to satisfy fixed standards.

As discussed below, the State-wide Outdoor Recreation Plan (SCORP) formerly relied on quantitative standards (e.g., 3 acres of playfields per 1,000 population or 1 acre of playgrounds per 250 5-11 year old users). It now draws more on expressed wants, desires, and knowledge of the usage of available resources to approximate needs and develop program objectives. To do this, the 2012 SCORP surveyed various providers and users regarding desires and the present use of facilities and used the results as indicators of needs, as discussed later.

In analyzing the data in the present plan's Environmental Inventory (Section IV) and the inventory of lands of long-term Conservation and Recreation Interest (Section V) in earlier efforts, the Joint Committee determined that the townspeople clearly want their open space and recreation resources to be maintained and protected along with their water resources. In order of priority these resources were stated as:

- Town-owned recreation land and facilities
- River banks and flood plains
- Town-owned conservation land (already well protected)
- Unprotected open spaces in developed areas and conservation land
- Ground and surface water resources.

These broad priorities have remained unchallenged and supported through this update.

One concern is that town ownership does not guarantee protection, first since land owned for municipal purposes may be used for almost any legal purpose, and second, since even land specifically identified as open space or recreation land ("park land") under Article 97 of the state constitution can be sold and/or converted to other uses by local votes if approved by 2/3rds of the General Court. This is apt to be a courtesy vote if supported by the local Representative.

The temptation to sell or convert such land may be strong in communities struggling to provide services under tight budgets, so it is important that the land be owned by the respective open space bodies and preferably be under a Conservation Restriction (CR).

The town has some parcels acquired over time through tax foreclosure, and other properties in the "Tax Title" process which may become town-owned if not redeemed. Many are marginal for development (hence allowed to be taken), but valuable for wetland protection, conservation or natural resource protection. They should be evaluated for these purposes consistent with the town's goals and objectives.

Major Needs/Priorities

One major resource protection need is the restoration and maintenance of the Wilson Memorial Bridge and Arch which are the centerpieces of Island Grove Park. The park is the town's most heavily used recreation site attracting families and individuals from Abington and surrounding communities. The town has completed work on the Arch but more is needed on the bridge itself and surrounding stonework. The project would be a prime candidate for funds from the state's PARC (exUrban Self Help) program or for Community Preservation Act funds if the next local election follows the Town Meeting vote and adopts that program.

Another continuing high priority is acquisition of the remaining Pohorecky Farm land next to and partially within Ames Nowell State Park. (This area has been reduced by the some Form A lots along Chestnut Street, and the western portion of Cushing Pond has been bought by the new owner of the eastern portion.)

The town voted \$1,400,000 to buy the farm under its first refusal rights under Chapter 61B in 1999, but Mr. Pohorecky's death and complex legal issues delayed any action and the vote was later rescinded. The state's Department of Conservation and Recreation is still interested given the farm's effect on Ames Nowell State Park, and has worked to resolve various issues with the town and the estate's trustees, as noted earlier.

In 2004 the town acted quickly to protect another major open space, the 60-acre so-called Carista or Vineyard Road property. The town assigned its first refusal rights to the Massachusetts Farm Bureau Foundation, which acquired the land and later sold it to the town, but not to the Conservation Commission. The property is important for itself and for its proximity to the Blueberry Hill and Thicket Street properties. However it is totally unsigned and, as of late 2012, was not evident to the public except for knowledgeable neighbors. It should be put under Conservation jurisdiction or at least be subject to a Conservation Restriction (CR).

Beyond these pending and accomplished major projects, Abington's continuing priority is to protect remaining open spaces in otherwise developed areas in order to give local neighborhoods direct access to some open space. Protection of such areas through acquisition of development rights, deed restrictions, donations, or outright purchase is a continuing high priority.

B. Exploration/Summary of Community Needs

Analyzing Abington's desires/needs for recreation resources, for open space land and for natural resource protection is a key to identifying/evaluating its goals and objectives and implementing a 7-year plan. These are the collective desires of the citizenry to preserve natural resources, protect recreation opportunities, or save open space, but different interest groups have differing preferences and priorities. The continuing analyses therefore rely heavily on discussions with many community groups and on their inputs to past plans.

Some approaches can be used to measure local needs for recreation and open space land, but the two are quite different. Measurements may work when demand minus supply equals need, as with the number of fields and the number of teams scheduling games. But it is more difficult to measure demands when there is limited demand due to limited exposure to some opportunities or when considering the less measurable need for a scenic landscape or the opportunity to preserve a wooded setting for new neighborhoods.

In the past, one could compare local supplies of many facilities with the standards in the former (2006) Massachusetts Statewide Comprehensive Outdoor Recreation Plan (SCORP) shown on Table VII-1. The SCORP no longer includes such standards but uses various indices of demand as discussed below. The table is included to give a past approximation of needs.

At the time of the 1999 Master Plan, the town's extensive facilities met the former standards except for tot lots and ball fields. Subsequently the John Reilly Memorial Field north of Town Hall lessened the latter deficiency. Yet, the table suggests that Abington is still short by four acres of playfields and a calculated 4.5 acres of tot lots. However, given the town's suburban character, low overall density, and the availability of land for informal play, the need for tot-lots may be overstated.

A short-term need is to replace five playfields which will be temporarily lost to construction of a new high school and middle school on the site of the present high school and five play fields. According to the School Department's project schedule, all five high school fields will be closed by project activities as of December 2015. Two are to be replaced by artificial turf fields by August 2016, and two new natural turf fields are expected to be available by August 2020. Thus, the project will remove five fields from use for less than a year from December 2015 to August 2016, and keep the other fields out of use for three and a half years until the natural fields open in 2020, leaving the permanent loss of one field. Therefore, there may be a temporary need for up to five fields from January to August of 2016, for three fields through the spring of 2020, and a possible need for one additional field to maintain the present supply. At least one field is reportedly available at the Southfield (ex South Weymouth Naval Air Station) project with more possible soon so the temporary need may be met. In all, these are a short term needs being managed by the School system and Park and Recreation Departments, and except for the possible loss of one field are background conditions for this plan.

The table below calculates needs according to the 2006 Standards. The subsequent discussion suggests longer-term needs based on the studies of demand and opportunities in the present 2112 SCORP.

TABLE VII-1

ABINGTON RECREATION NEEDS BY FORMER SCORP STANDARDS

Facility Type	Supply	Population (2010)	Standard	Need
Playfields	44 Acres	15,985	3 acres/1000 population=48.	Four acres
Playgrounds	7.5 acres	1,419 (5-11 years) (pro-rated from 2010 Census age groups)	1 acre/250 pop. 5-11 years= 5.7	1.8 acre surplus
Tot Lots	7 sites @ 1/2 acre est. = 3.5 acres	15,985	.5 acre/1000 = 8 acres	4.5 acres
Tennis Courts	11 courts	15,985	1 court/2000 pop.=8 courts	One court surplus

2012 SCORP

An alternative to these possibly arbitrary uniform standards, which was used in the 2012 SCORP, is to poll park and/or recreation supervisors about such demand indicators as an activity's popularity and facility usage.

In this regard, Abington's Recreation Superintendent identified several needs including two baseball fields, two softball fields, and two soccer/lacrosse fields. This is consistent with, but exceeds, the identified need for four more acres of playfields. The SCORP report goes farther to draw on several sources:

- Six well-advertised community meetings across the state in which participants described the types of conservation and recreation projects that were important to them. These showed interest in a wide range of outdoor activities such as camping, biking, fishing, hiking, trail riding, swimming, boating, (with more boat ramps) horseback riding, and comparable improvements to related resources and programs, with even the urban meetings having few requests for organized sport facilities.
- A web-based survey of residents and recreation providers with responses from 3,000 individuals, 82 communities and 38 land trusts.
- A telephone survey by ABACUS Associates purposefully over-sampling urban areas to ensure balanced response and doing 698 surveys in middle and high schools for the concerns of youth, in all making great efforts to ensure broad-based statistically sound responses

- To complement these efforts the Office of Energy and Environmental Affairs analyzed 160 municipal Open Space and Recreation Plans to find common goals and needs. Overall the greatest demand (66%) was for paved trails for walking, running, jogging, biking and skating, but apparently not horse back or ATV riding.

Other 2112 SCORP findings are that:

- Municipal conservation and recreation staff found that the most popular family resources were:
 - For preschoolers - playgrounds and water activities
 - For children - playgrounds and athletic fields
 - For adolescents - athletic fields and skate board parks
 - For seniors - hiking and walking trails, with the greatest growth in the demand for trails
- Officials of Land Trust officials saw:
 - Walking, hiking, dog walking and nature study as the top three uses of their land and snowmobiling, ATV use and off-road vehicle use as the three least common uses
- Four hundred phone survey respondents said that they:
 - Ran, jogged or walked several times a week (80%)
 - Hiked, road biked, or gardened frequently (>20%)
 - Swam in pools or outdoor fresh or salt water (combined (38%))
 - Played team sports. These were mentioned more often by Gateway City residents, younger males and minorities, but with little reference to baseball or softball
- The youngest respondents were also running, jogging and walking (83%), while 78% swam in pools, 73% swam in fresh or saltwater and many played in team sports more frequently than adults.
- Public officials surveyed saw the greatest need for more trails and multi-use fields along with playgrounds, ball fields, community gardens, picnic areas and fresh water swimming areas. They felt that adolescents had the greatest unmet need for teen centers and skate board parks and facilities with public restrooms. In addition they saw a general need for facilities to be fully accessible for the handicapped, the elderly or others with mobility, vision or hearing limitations.

The question is how to apply these general findings to Abington without resorting to absolute standards. The town already has many of these facilities and the Recreation Department has stated its needs for an additional two baseball fields, softball fields, and soccer/lacrosse fields. This suggests building on strengths, and seizing opportunities to expanding present resources and to fill any major gaps, rather than just meeting calculated needs.

Particular Interests Revealed in the 2012 SCORP

Trails The town has the cleared but unpaved portion of the Hanover Branch rail trail, but there may be opportunities for trails from surrounding neighborhoods into and through the State Park, and through the Griffin's Dairy property to surrounding destinations, as well as opportunities along portions of Beaver Brook or the lower Shumatuscant River, from Lincoln St. through the water tower site to the Woodsdale School, from Hancock Street to the Civic Center via Broadmeadow Lane, as well as a potential trail along the edge of Beaver Brook to and into the State Park.

Swimming Areas The town has the popular Island Grove Park swimming area, but if and when water quality improves there might be swimming and boating opportunities at Cleveland Pond in Ames Nowell State Park. Short term canoe, kayak and paddle board renting has proven popular at other town beaches and there kayaks have been donated by the Friends of Island Grove.

Community Gardens The town has the very successful community garden at the entrance to the Griffin's Dairy property and it is being expanded. Other gardens might be possible close to another neighborhood, perhaps on part of the Woodsdale School grounds.

Multi-purpose Fields The town's short-term need for multi-purpose fields has been discussed above. The longer-term need reported by the Recreation Supervisor could possibly be met by land at Griffin's Dairy, the former sewer beds or at the un-needed school land on Brockton Avenue once the long-term needs are confirmed and the sites are examined.

Skate Board Park This is mentioned by survey respondents. The need is there, as in many communities, but this plan proposes no specific site. The park should be in a central location so that users can get there without being driven, close to related activities to avoid isolation, and big enough for a challenging, attractive layout.

C. Management Needs

Most of Abington's open space and recreation facilities (except for those on school property) have been maintained by the Highway Department which now includes the Park and Recreation Department. Under the direction of the Park and Recreation Commission, the Park and Recreation Department operates the programs through a part-time seasonal Recreation Director and up to 26 other seasonal staff.

The Commission notes a need for a full-time Recreation Director (missing since the death of the late Mark Chirokas), and additional part-time staff to meet seasonal program needs, and the needs of expanding recreational programs (such as indoor and outdoor winter activities). The growing needs may include a person to operate a boating program since the Friends of Island Grove donation of three kayaks to the Department.

In addition, if the recommended transfers of property to the Conservation Commission are made, that Commission may need field staff to oversee the holdings and to maintain any trails or other facilities. The Commission might also consider adding a professional Conservation Officer to enforce the Wetlands Protection Act, rather than relying on intermittent use of consultants.

SECTION VIII: GOALS AND OBJECTIVES

The Town's Goals and Objectives presented here consolidate the many goals from Section 6, Community Vision and Goals, into the program's three over-riding goals. These, in order of overall priority for an Open Spaces and Recreation plan, continue to be:

- 1- To preserve, protect, and expand the Town's Open Space System and Green Areas, and to improve access to these resources
- 2- To increase the number and quality of Active Recreation Areas and Facilities
- 3- To protect Watersheds and other water resources, along with farm land and other natural resources

Detailed Priorities

On October 22, 2013 the Conservation Commission met with OCPC staff to set more detailed priorities. After considering a complex approach ranking the priorities of all 29 potential action items, the members decided that it would be more useful in the face of limited budgets to identify the top ten projects in terms of financial feasibility and near-term potential, as well as conformity to the Plan's Goals and Objectives. The hope was that the attractiveness of some of the proposals would lead to support from Town Meeting and other sources, and from local and state funds potentially available through future adoption of the Community Preservation Act.

The top ten objectives and potential Action Plan items were:

- ❖ Increasing conservation holdings
- ❖ Protecting water resources and other resources
- ❖ Expansion/improvement of Ames Nowell State Park's facilities and activities
- ❖ Improving access to the Walnut Street Conservation Area and to other inaccessible holdings
- ❖ Developing scattered community gardens
- ❖ Encouraging new small-scale agriculture
- ❖ Improving Access to Reilly Field from the west
- ❖ Educating in the public on water quality protection measures
- ❖ Creating a lower Shumatuscant River Trail System
- ❖ Extending the Lower Shumatuscant River Trail System

Note: If it had been on the review table, completing the Abington portion of the Hanover/Rockland Rail Trail system (semi-completed in 2014) probably would have been in the top ten with the two Shumatuscant River Trail items then combined into one proposal.

The Plan builds on the previous Plan's grouping of many objectives under the three over-riding goals. These reflect and expand on the Objectives chosen by the Joint Committee and the public in that effort. Many of the former chosen objectives are incomplete and are confirmed as still relevant to the present plan. Since this experience demonstrates all of the top ten objectives probably cannot be completed in 7 years with realistic funding and public support, the current list

focuses on those which are most likely to be doable over the next seven years. These objectives are all reflected in the following Action Plan. The others will need to be deferred to subsequent seven year programs. The possible added resource of Community Preservation Act funds will increase the financial feasibility of the overall program, but there is still a limit to available funds and volunteer will, time and energy.

Some long-term policies/objectives such as lengthy incremental trail development or enforcing Low-Impact Design practices are worth establishing as continuing practices. They are noted with an "LT" for Long Term.

Items that were chosen as among the top ten objectives are marked with an asterisk *.

Goals	Objectives
Goal - 1: To preserve, protect and expand the Town's Open Spaces and Green Areas and to improve access to these Resources	Objective 1.1: Expansion of Ames Nowell State Park by DCR acquisition of abutting private woodland on North Quincy Street and of remaining Pohorecky land within and across from the Park
	Objective 1.2: Increased conservation land through acquisition, conversion and acceptance of conservation restrictions or by transferring de-facto conservation, open space, and recreation areas from general town ownership to the Conservation or Recreation Commission LT*
	Objective 1.3: To make the town's open spaces accessible to all with special needs guided by the Americans with Disabilities Act (ADA) Standards LT
Goal - 2. Increase the number and quality of active Recreational Areas and Facilities	Objective 2.1: Restoration and maintenance of the Bridge and Arch in Island Grove Park and improvement of its recreational facilities
	Objective 2.2 Creation of a trail system along the lower Shumatuscant River consistent with water resource protection and extending to Island Grove Pond and improved access to the adjacent Walnut St. Conservation area.*
	Objective 2.3 Increased opportunities for swimming, camping and related activities at Ames Nowell State Park including a canoe/kayak rental operation possibly using the three new town kayaks.

Goals	Objectives
	Objective 2.4: Development of community gardens on former agricultural land and/or on the periphery of larger open space holdings and recreation areas, on the former landfill, and in neighborhoods, such as south of Isabelle St. in the Green Street neighborhood. LT*
	Objective 2.5: Implementing a program leasing portions of potential or existing farmland holdings like Griffin's Dairy to new or prospective farmers. LT*
	Objective 2.6 Create a town-wide bike trail system
	Objective 2.7 Study and plan for optimum open space and recreation use of former landfill
Goal - 3. Protection of Watersheds, ground water resources and other natural resource	Objective 3.1: Creation of an updated Watershed and Wetlands Protection Zoning District focusing on the most sensitive areas, and supporting Low Impact Design practices in local projects.*
	Objective 3.2: Identification of any public land of agricultural value for possible lease to growers subject to protective management.

SECTION IX: SEVEN YEAR ACTION PLAN

The Seven Year Action Plan presented here and on Map IX-1. Abington Seven Year Action Plan, suggests the appropriate timing for major actions listed in Section 8, Goals and Objectives. It assumes that the town can accomplish these with support from citizens and assistance from the Commonwealth's grants programs. It also assumes that the town will have no unexpected demands for emergency capital projects over the next seven fiscal years. It lists the Community Preservation Program as a potential resource since the Abington Town Meeting has adopted the Community Preservation Act, but it will not be a certain resource unless approved by the electorate in the Spring 2016 town election.

The three overall goals discussed in Section 7 and listed by priority are:

1. To preserve, protect, and expand the Town's Open Space system and Green Areas and to improve access to these resources
2. To increase the number and quality of Active Recreation Areas and Facilities
3. To protect Watersheds and other Water Resources along with Farm Land and other Natural Resources

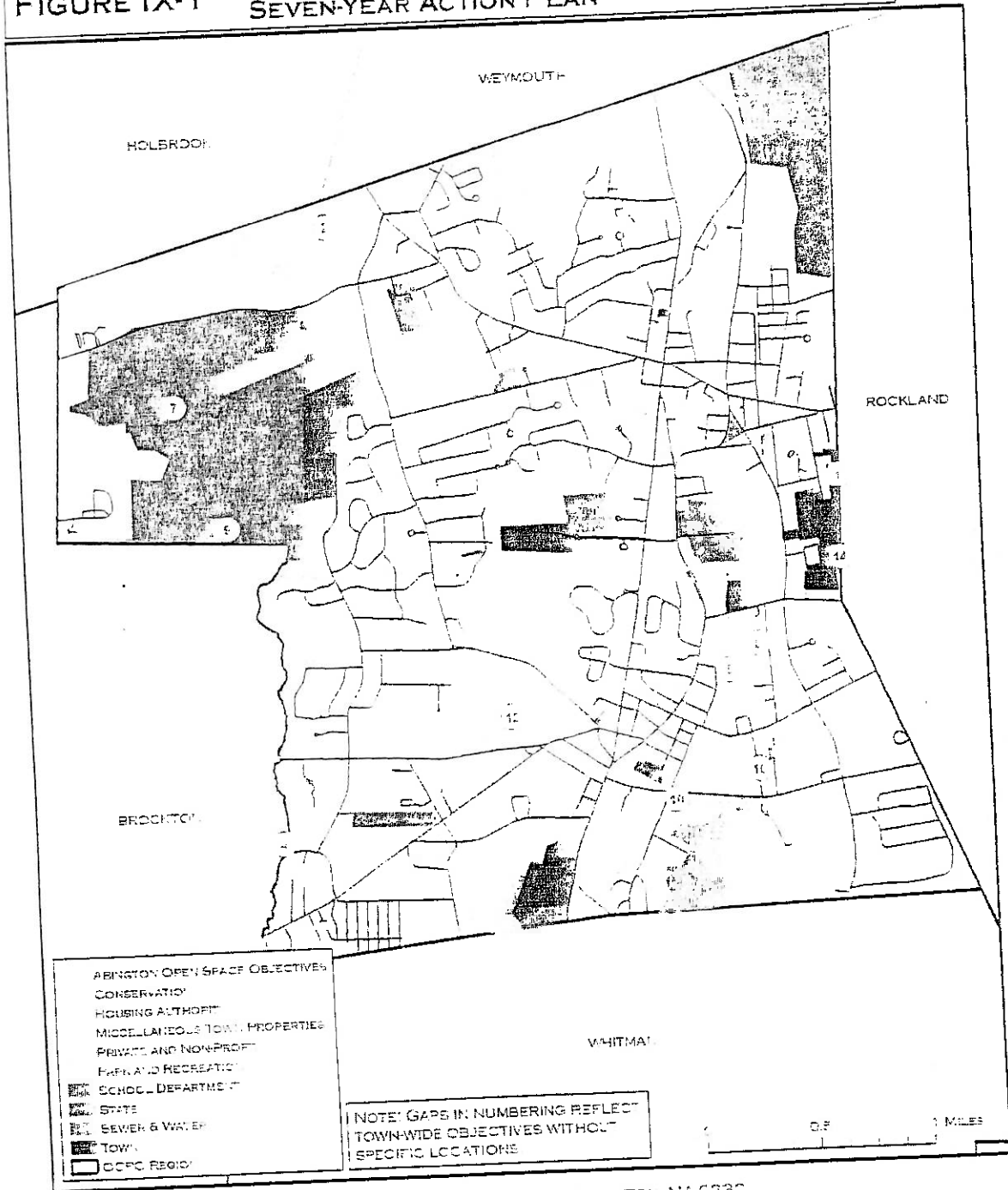
Note: The following actions all reflect goals and objectives in Chapter VII. However not every goal or objective is reflected in a presently proposed action, but they may guide future actions.

Potential actors and their abbreviations are:

ABA - Abington Board of Assessors
ABOH- Abington Board of Health
ABS - Abington Board of Selectmen
ACC - Abington Conservation Commission
AP - Abington Park and Recreation Department Dept.
APB - Abington Planning Board
ARJWB - Abington-Rockland Joint Water Board
AS - Abington Schools
AT - Town Treasurer
CPA- Community Preservation Act (if approved in town election)
BCC/PD - Brockton Conservation Commission and Park Dept.
DCR - Massachusetts Department of Conservation and Recreation
DEP - Department of Environmental Protection
EOEAE-DCS - Executive Office of Environmental Affairs and Energy-Division of Conservation Services (Source of LAND and PARC assistance)
HD - Abington Highway Department
OCPC - Old Colony Planning Council
PRC - Abington Park and Recreation Commission
TM - Town Meeting
WD - Abington Water Department
WTSM - The Wildlands Trust (formerly "of Southeastern Massachusetts")

FIGURE IX-1

ABINGTON OPEN SPACE AND RECREATION PLAN
SEVEN-YEAR ACTION PLAN



OLD COLONY PLANNING COUNCIL, 70 SCHOOL STREET, BROOKTON, MA 02301
GIS DATA SOURCES: MASSGIS, MASSDOT, OCPC, TOWN OF ABINGTON

SEPTEMBER 2015

The first agency listed is generally the lead agency.

Prospective funding sources are suggested by the initials following the "/" after the list of actors.

Seven Year Action Program

Number/ Year * One of the top ten preferred actions	Goal	Objectives	Actions	Actors/ Prospective Funding Sources
1 2016	2	1.2 Reuse of the Griffin's Dairy land	Complete reuse planning in conjunction with the adjacent 6.3-acre former sewer beds (47/62); transfer portions planned for open space, recreation or agricultural use to the Conservation and/or Recreation Commissions.	ABS, ACC, PB, PRC/TM for minor legal costs
2 2016 Ongoing	1	1.1 Acquisition of the Pohorecky Farm	Cooperation with Mass. DCR in resolving tax issues, and determining the distribution of land between the town and the State Park	DCR, Cons. Com./ DCR, DCS, TM, CPA
3 2017* Ongoing	1	1.2 Increased Conservation/ Recreation holdings	Determine which town properties best fit under the Conservation Commission or Recreation Commission and transfer them	ABS, ACC, APRC and TM/ TM (minimal legal costs)DCS
4 2017 Ongoing	1	1.3 Improved accessibility of all holdings	Review and resolve access needs. e.g. footbridge at Valatka land. Achieve ADA compliance	ACC, APCR, ABS (serving as Disabilities Commission)/TM, CPA

5 2017-Ongoing*	3.	3.1 Protection of watersheds, groundwater resources and other resources	Generally work to protect local water resources including Island Grove Pond, improve wetlands and water protection zoning, and lessen contributions from runoff.	ACC, BOH, ARI/WB, OCPC/TM, DEP
6 2018	1	1.2 Identification, ranking and scheduling of achievable acquisitions and improvements	Detailed examination of proposed actions and schedule revision	ACC, PRC, ABS, PB/TM, CPA
7 2018*	2	1.1 Expansion/ protection/ improvement of Ames Nowell State Park/	Support acquisition of frontage and signed access on North Quincy Street; acquire/ protect remaining Pohorecky land;	DCR, ACC, PRC /DCR, TM, CPA
8 2019	2	2.1 Improved Recreational facilities at Island Grove Park	Add new bathhouse and swimming docks; repair and maintain bridge and arch	PARC, ACC/ DCS, CPA
9 2019*	2	2.3 Increased recreational opportunities at Ames Nowell State Park	Treat algae or other constraints on swimming; add boating program & establish limited camping areas	PRC, ACC, ABOH/TM, CPA
10 2020*	2	2.2 Improved access to Walnut Street Conservation area and riverside trails	Explore/develop potential trail along Shumatuscant River, sign it from Summer Street and Route 123, and improve access.	PRC, ACC, PB/ TM, CPA, DCR

11 2020	2	2.6 Creating a town-wide bike trail system	Design, enact, and begin building a town wide recreational/ functional bike trail system in cooperation with the Safe Routes to School Program.	PB, PRC, ABS, OCP/DCR, CPA, TM.
12 2021	2	2.7 Optimum use of former landfill	Study soils, grading, drainage to identify potential uses for the former landfill, e.g., recreation, ATV riding, gardens, and part of north-south trail system	PRC, ACC, HD, PB, TM/DCS, CPA
13 2021*	2	2.4 Development of scattered community gardens	Develop community gardens on former farm land, on periphery of large open space/ recreation areas, and near dense neighborhoods.	ACC, PB, ABOH, PRC, HD, WD/TMCPA
14 2021*	3	3.2 Encouragement of new small-scale agriculture	Review public land of agricultural value e.g. Griffin's Dairy, for possible lease to growers.	ACC, PB, ABOH, AT, ABS, TM/TM.CPA
15 2022 Ongoing	3	3.1 Maintaining an informed public	Work with the Water Department to publicize protective practices e.g., rain gardens, and prohibiting disposal of oil etc. into catch basins	WD, ACC, HD, ABOH
16 2022*	2	2.2 Creating a Lower Shumatuscacant River trail system. This combines two previous objectives	Create a trail system between Centre Street/Island Grove Pond and Summer St. consistent with water quality protection	PRC, ACC, ARJWB, PB BS, TM

SECTION X: PUBLIC COMMENTS

Note: This draft Abington Open Space and Recreation Plan Update was distributed by the Conservation Commission for review by the Planning Board, the Zoning Board of Appeals, the Park and Recreation Commission, the Board of Selectmen, the Board of Health, and Old Colony Planning Council (the Regional Planning Agency for the Town of Abington), and the Abington Commission on Disabilities. The responses follow.



Town of Abington

500 GLINIEWICZ WAY
ABINGTON, MA 02351

December 5, 2014

Mr. Richard LaFond,
Town Manager
Town of Abington
500 Gliniewicz Way
Abington, MA 02351

RE: Abington Open Space and Recreation Plan Update 2014 Draft

Dear Mr. LaFond:

The Board of Selectmen has reviewed the draft of the Abington Open Space and Recreation plan (OSRP) Update 2014 and endorses the findings and recommendations of the Five Year Action Plan that has been developed. The OSRP Update incorporates all of the changing conditions that have taken place in the community since the date of the last Certified Plan prepared in 2006.

We look forward to the submission of the Plan Update to the Division of Conservation Services for their review and consideration.

Sincerely,

Kenneth Coyte,
Chairman



Town of Abington

500 GLINIEWICZ WAY
ABINGTON, MA 02351

CONSERVATION COMMISSION
781-982-2100

December 8, 2014

Mr. Richard LaFond
Town Manager
Town of Abington
500 Gliniewicz Way
Abington, MA 02351

Re: Abington Open Space and Recreation Plan Update 2014 Draft

Dear Mr. LaFond:

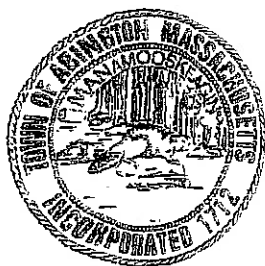
The Conservation Commission has reviewed the draft of the Abington Open Space and Recreation Plan (OSRP) Update 2014 and voted to endorse the findings and recommendations of the Five Year Action Plan that has been developed. The OSRP Update incorporates all of the changing conditions that have taken place in the community since the date of the last Certified Plan prepared in November 2006.

We look forward to the submission of the Plan Update to the State Division of Conservation Services for their review and consideration.

Thank you for the opportunity to participate in this program.

Sincerely,

Joseph Feeney
Chairman
Conservation Commission



TOWN OF ABINGTON

PLANNING BOARD

TOWN HALL
500 GLINIEWICZ WAY
ABINGTON, MA 02351
781-982-0069



December 8, 2014

Mr. Richard LaFond,
Town Manager
Town of Abington
500 Gliniewicz Way
Abington, MA 02351

Dear Mr. LaFond:

The Abington Planning Board reviewed the final draft of the 2014 Open Space and Recreation Plan (OSRP) prepared by Old Colony Planning Council, and overseen by the Conservation Commission, at their meeting on December 1, 2014. They have voted to endorse the findings and recommendations of the Plan that has been developed and to forward the document to the Division of Conservation Services.

The Board noted that the OSRP Update incorporates all of the changing conditions that have taken place in the community since the date of the last Certified Plan prepared in 2006.

The Board was pleased with the progress on some of the projects completed since the last Update and hopes to see additional progress with the certification of this plan.

The Board would also like to see a master plan of potential uses of Ames Nowell State Park and hopes to pursue this in the future.

We look forward to having you submit the Abington Open Space and Recreation Plan Update 2014 Draft on behalf of the town of Abington to the Division of Conservation Services for their review and Plan Certification.

Sincerely,

Wayne H. Smith,
Chairman

Wayne H. Smith
WHS



Town of Abington

504 GUNEWICZ WAY
ABINGTON MA 02334

OFFICE OF THE TOWN MANAGER
781-982-2100

July 28, 2015

Mr. Pasquale Ciaramella
Executive Director
Old Colony Planning Council
70 School Street
Brockton, MA 02301-4097

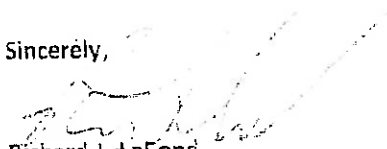
Re: Abington Open Space and Recreation Plan Update 2014 Draft

Dear Mr. Ciaramella:

I have reviewed the draft of the Abington Open space and Recreation Plan (OSRP) Update 2014 and endorse the findings and recommendations of the Five Year Action Plan that has been developed. The OSRP Update incorporates all of the changing conditions that have taken place in the community since the date of the last Certified Plan prepared in 2006.

We look forward to the submission of the Plan Update to the Division of Conservation Services for their review and consideration.

Sincerely,


Richard J. LaFond
Town Manager

Old Colony Planning Council



Lee Hartmann
President

70 School Street
Brockton, MA 02301-4097

Pasquale Ciaramella
Executive Director

Telephone: (508) 583-1833

Fax: (508) 559-8768

Email: information@ocpcrpa.org

Website: www.ocpcrpa.org

December 5, 2014

Mr. Joseph Feeney, Chairman
Conservation Commission
Town Hall
500 Gliniewicz Way
Abington, MA 02351

Dear Mr. Feeney:

As required by state regulations, the Old Colony Planning Council as Regional Planning Agency for Abington, has reviewed the October, 2014 Update of the 2006 Abington Open Space and Recreation Plan. We offer the following comments:

1. The Plan does a thorough job of updating the information in the 2006 plan and of following through with Goals and Objectives and a new Seven Year Action Plan.
2. Beginning the citizen participation process with a review of the "Results of the 2006 Plan" was a good way to bring a sense of continuity and realism to the process by showing that many good ideas are yet to be realized and are worth continued support.
3. It was good to see the interest in multi-community efforts such as the proposed coordination between prospective open space development at Diane Circle and Brockton's adjacent Beaver Brook Reservation, the support for improvements to Ames Nowell State Park, a regional resource located totally in Abington, and the consideration of the portions of Griffins Dairy located in Rockland.
4. At a closer scale, we are impressed by the Overall Goals to preserve diverse open spaces, to protect natural resources, scenic landscapes, wildlife habitat and water resources, and to provide a system of permanent open spaces accessible to or abutting/framing most neighborhoods (our emphasis). The last goal is shown in the many imaginative, small-scale neighborhood-based recommendations for open space acquisitions and playground/tot lot improvements which can enhance residents' daily lives.

In all, the Goals and Objectives and the Action Plan are appropriately broad and ambitious. The Council wishes the Town good luck in achieving them, and we hope to be able to assist in the process.

Sincerely,

Pasquale Ciaramella
Pasquale Ciaramella
Executive Director

cc: David P. Klein, Delegate
Christopher Aiello, Alternate
Denis Bergin, Conservation Commission
Wayne Smith, Chair, Planning Board
Donna Gendreau, Chair, Park and Recreation Commission



TOWN OF ABINGTON
PARK AND RECREATION DEPARTMENT

(781) 982-2125

TOWN OFFICES

500 GLINIEWICZ WAY
NORTH ABINGTON, MA 02351



Joseph Feeney

Chairperson

Abington Conservation Commission

Dear Mr. Feeney,

March 7, 2015

On behalf of the Abington Parks and Recreation Commission, please note that all members of our Commission have reviewed the 2014 Abington Open Space and Recreation Plan Update. The report is comprehensive and informative. We do not have any questions about the report at this time.

As we continue to look for ways to maintain open space in our town we appreciate the efforts of your Commission. We also look forward to working together in the future to provide open space and recreational opportunities for our residents.

Regards,

Sean Ryan

Vice Chairperson

Abington Parks and Recreation Commission

SECTION XI: REFERENCES

Documents and agencies consulted for this report include:

1. The Open Space Planner's Workbook available on line at www.state.ma.us/envir
2. The Massachusetts Statewide Comprehensive Outdoor Recreation Plan (SCORP) available online at www.state.ma.us/envir
3. The Community Preservation Act, and Watershed Initiative, available on line from the Executive Office of Environmental affairs at www.state.mas.us/envir
4. 2003 Natural Heritage Atlas, Natural Heritage and Endangered Species Program, Massachusetts Division of Fisheries and Wildlife
5. Abington Open Space and Recreation Plan, November 2000
6. Abington Master Plan, 1999
7. Abington Community Development Plan, April, 2004
8. Abington Zoning By-law
9. Old Colony Planning Council Data Book
10. The Village Center Plan, LNR Property Corporation/Development Corp./Tri-Town Development Corp. 2004
11. Information from the following Town Agencies:
 - Abington Board of Assessors
 - Abington Treasure's Office
 - Abington Recreation Commission
 - Abington Highway Department
 - Abington Planning Board
 - Abington Water Department
12. Information from the following state agencies
 - Massachusetts Department of Environmental Management: www.state.ma.us/dem
 - Metropolitan District Commission: www.state.ma.us/mdc
 - Department of Conservation and Recreation (Combining former MDC and DEM)
 - Department of Fisheries, Wildlife and Environmental Law Enforcement; www.state.ma.us/dtwer
 - Natural Heritage and Endangered Species Program, Division of Fisheries and Wildlife
 - Department of Environmental Protection: www.state.ma.us/dep
 - Department of Food and Agriculture: www.state.ma.us/dfr

Appendix A

Handicapped Accessibility

Meeting the Americans with Disabilities Act (ADA) Requirements - The following is an assessment of the handicapped accessibility of the town's recreation, open space and conservation resources done for the April 2004 Abington Community Development Plan and updated for the 2006 Open Space Plan update by the Abington Commission on Disabilities, consultant staff, and the DEM's Universal Accessibility Group regarding Ames Nowell State Park. It is essentially unchanged for this 2014 Open Space and Recreation Plan Update

Recreation Facilities

The following summarizes a Recreation Commission survey of major facilities using the applicable elements on an ADA checklist.

Arnold Park

1. Parking Lots / Spaces N/A
2. Public Telephones, Drinking Fountains N/A
3. Elevators, Toilet / Bathing Facilities N/A
4. Picnic Areas N/A
5. Trails, Swimming Pools / Beaches N/A
6. Play Areas
 - A. Equipment Yes. Safe for the handicapped Yes
 - B. Equipment Access Yes.
Firm, Level path Yes
Sufficient Wheelchair maneuvering space Yes
7. Game Areas
 - A. Accessible by firm, level paths Yes
 - B. Accessible paths to / from parking areas Yes
 - C. Equipment Height and Dimensions Yes
8. Boat Docks, Fishing Facilities N/A

Green St. Playground

1. Parking Lots / Spaces
 - A Reserved Spaces / location / number No
 - B. Ramps / Curb Cuts N/A
 - C. Passenger Loading / Unloading N/A
2. Public Telephones, Drinking fountains. N/A
3. Elevators, Toilet / Bathing Facilities N/A
4. Picnic Areas, Trails N/A
5. Swimming Pools / Beaches N/A
6. Play Areas
 - A. Equipment Yes
Safe for the handicapped Yes
 - B. Equipment Access Yes
Firm, Level path Yes
Sufficient Wheelchair maneuvering space Yes

7. Game Areas

- A. Accessible by firm, level paths Yes
- B. Accessible paths to / from parking areas N/A
- C. Equipment Height and Dimensions Yes

Island Grove Park

1. Parking Lots / Spaces

- A. Reserved Spaces N/A
- B. Other Spaces
 - Location near Facility No
 - Vehicle Access / Clearance, Signage Yes
- C. Ramps / Curb Cuts N/A
- D. Passenger Loading /Unloading
 - Spaces, Signage, Location No

2. Public Telephones, Drinking Fountains N/A

3. Elevators N/A

4. Toilet / Bathing facilities

- A. Number Location /Signage No
- B. Doors, Fixtures, Dispensers, Stalls
- C. Tubs, Showers, Lockers N/A

5. Picnic Areas

- A. Tables & Benches Yes
 - Wheelchair Accessible, Level Paths No
 - Access to Open Space Areas Yes
 - Back and Arm Rests No
- B. Grills, Cooking Surface Height Yes
 - Access by Level Paths No
- C. Trash Receptacles
 - Access by Level Paths No
 - Safety and Facility N/A
- D. Shelters N/A

6. Trails

- A. Surface, Dimensions No
- B. Rails N/A
- C. Signage N/A

7. Swimming Pools / Beaches

- A. Entrance, Ramps, Stairs, Dimensions N/A
- B. Location, Accessible from Parking Lots No
- C. Safety, Slip Resistant/Warning Surfaces N/A
- D. Access to Beach, Pavement, Hand Rails etc. No

8. Play Areas

- A. Equipment Yes
 - Safe for the handicapped Yes
- B. Equipment Access Yes
 - Firm, Level path No
 - Sufficient Wheelchair maneuvering space Yes

9. Game Areas
 - A. Accessible by firm, level paths Yes
 - B. Accessible paths to / from parking areas Yes
 - C. Equipment Height and Dimensions Yes
10. Boat Docks, Fishing Facilities N/A

Note: The Park has a unique, popular, pedestrian bridge giving access from most of the town to the west, but it is quite deteriorated and needs extensive repair. A preliminary engineering estimate is \$500,000 for the bridge structure alone. Another \$1,000,000 is estimated for overdue repair and restoration of the stonework at the Bridge abutments and related stonework around the edge of the pond. The town is seeking funds for the total repair and restoration.

Laidler Field

1. Parking Lots / Spaces N/A
 - A. Reserved Spaces, Ramps / Curb Cuts N/A
 - B. Passenger Loading / Unloading N/A
2. Public Telephones, Drinking fountains N/A
3. Elevators, Toilet / Bathing Facilities N/A
4. Picnic Areas, Trails N/A
5. Swimming Pools / Beaches N/A
6. Play Areas
 - A. Equipment Yes
 - Safe for the handicapped Yes
 - B. Equipment Access Yes
 - Firm, Level path Yes
 - Sufficient Wheelchair maneuvering space Yes
7. Game Areas
 - A. Accessible by firm, level paths Yes
 - B. Accessible paths to / from parking areas Yes
 - C. Equipment Height Yes
 - D. Dimensions No
8. Boat Docks, Fishing Facilities N/A

Plymouth Street Playfield

1. Parking Lots / Spaces
 - A Reserved Spaces N/A
 - B. Ramps / Curb Cuts N/A
 - C. Passenger Loading, /Unloading N/A
2. Public Telephones N/A
3. Drinking fountains. No
4. Elevators N/A
5. Toilet / Bathing Facilities No
6. Picnic Areas, Trails N/A
7. Swimming Pools / Beaches, Play Areas N/A
8. Game Areas
 - A. Accessible by firm, level paths Yes

- B. Accessible paths to / from parking areas No
- C. Equipment Height and Dimensions N/A
- 9. Boat Docks, Fishing Facilities N/A

High Street Conservation Land

Address: Very narrow frontage on High Street at the Whitman town line, abutting the town's Strawberry Valley Golf Course fronting on Washington St.

Signage: None

Facilities: The headwaters of the Stream River in wooded swamp on moderate to steeply sloping terrain covered by tall grasses and shrubs and a mature stand of white pine

Parking: Curbside

Restrooms: None

Accessibility: Inaccessible. There is a stone wall along street and rough woodland behind it running between two houses, but no apparent path.

Wright's Meadow

Address: The Meadow fronts on Summer St., brackets the Shumatuscacant River, and abuts extensive joint Abington-Rockland water supply protection holdings on both sides of the river to the south.

Signage: None

Facilities: This is part of the recharge area of the Abington-Rockland Joint Water Board's Meyers Ave. well. Use are low impact hiking and nature study.

Parking: Curbside

Restrooms: None

Accessibility: Inaccessible. There is no entrance. The stream is the only indicator of the site. A guard rail runs along the frontage blocking a steep, wooded slope going down from the street to level ground.

Thicket Street Conservation Land

Address: This land is on the Weymouth/Abington boundary and butts the large Blueberry Hill land. It can be reached by a town-owned right-of-way from Thicket Street

Signage: None

Facilities: This land and the adjacent wooded swamp are in the headwaters of the Schumatuscacant River and provide flood storage during heavy rain. Being very wet it has little active recreation potential but provides wildlife habitat.

Parking: Limited, on short gravel drive between two houses

Signage: None

Restrooms: None

Accessibility: Inaccessible. Grassed right-of-way looks like private land. Adjacent private gravel drive makes the site visible but there is no useful pathway into it.

Hamilton Street Conservation Land

Address: The parcel is landlocked with apparent access only through surrounding private land

Facilities: Swampy area along a tributary to the Shumatuscacant River area suitable for a nature trail, picnicking and vista development.

Parking: None

Signage: None

Restrooms: None

Accessibility: Inaccessible. There is no frontage. Nearby private woodland could offer possibilities for a trail to Hamilton St. just above Wales St., or, with major acquisitions, to Oak St. just below Bay State Circle.

Tim's Pond

Address: The parcel fronts on Lincoln Street just west of Warren Ave.

Signage: None

Facilities: Open land and woodland next to a very small pond evolving to a meadow and allowing minimal skating, nature observation.

Parking: Curbside

Signage: None

Restrooms: None

Accessibility: Inaccessible. An overgrown steep bank drops down to the site with no apparent path to the vestigial pond.

Walnut St Conservation Area

Address: Parcel fronts on Walnut Street and is on the south side of Bicknell Brook.

Signage: None

Facilities: None; it could be a good location for a nature study area or possibly part of a streamside trail system as discussed above.

Parking: None

Restrooms: None

Accessibility: Inaccessible. Can be entered, from Walnut St., via gated powerline easement, but there is no wheelchair suitable path.

Shumatuscancant River Strip

Address: Both sides of Shumatuscancant River north of Summer St. abutting Plymouth County land fronting on Summer St.

Signage: None

Facilities: Low, informal streamside walkway

Parking: Curbside along Summer St.

Restrooms: None

Accessibility: Inaccessible. Blocked by guard rail and reached by low, rough land with no visible access, trail, or wheelchair accessible paths. Powerline Right-of-Way Gate in Front of an Unimproved Trail into the Un-Signed Walnut St./ Bicknell Brook Conservation Area

Plymouth County Conservation Land

Address: Along Shumatuscancant River just north of Summer St.

Signage: None

Facilities: Low, informal streamside walkway

Parking: Curbside along Summer St.

Restrooms: None

Accessibility: Inaccessible. Intervening guard rail; low, rough land with no access paths

Blueberry Hill Land

Address: Off of Ekstrom Circle which is off of Thicket St. near Weymouth line

Signage: None

Facilities: Low-lying swampy woodland contiguous with Thicket St. land (C-3)

Parking: Nothing developed, curb space at edge of site

Restrooms: None

Accessibility: Inaccessible. Reached from site C-3 discussed above. No passable path through woods

Dr. Joseph A. Valatka Conservation Land

Address: North of Mill Street between two branches of Beaver Brook flowing from Hunt's Pond dam on the Brockton line.

Signage: None

Facilities: Picturesque stream-side site with stone-lined channels allowing view of scenic Hunt's Pond and dam, picnicking, access to Pond.

Parking: Curbside

Restrooms: None

Accessibility: Inaccessible. No wheelchair-suitable path. The site must be approached from Abington side via a private yard and dam spillway or from the Brockton side by a rough path requiring a leap over open channel at dam's inactive control structure. A small footbridge crossing the deep, stone-lined brook (approached across a sliver of private land on Mill St.) could allow direct access, but would need gently-graded paths to the bridge and through the site.

Mills Farm Riverside Access Easement

Address: East side of Beaver Brook along lots on Lady Slipper Lane

Facilities: A 50' easement along the east side of Beaver Brook, through the Mills Farm Estates subdivision via Lady Slipper Lane.

Parking: Curbside

Signage: None

Restrooms: None

Accessibility: No passable physical access. Legal access is apparently only from within the lots or from across the Brook. It needs to connect with other easements or holdings along the Brook.

Abington-Rockland Joint Water Works Property

Address: The land fronts on Myers Avenue and Walnut Street and is bounded by Wright's Meadow (Parcel C-2) to the north, the Whitman town line to the south side, and the railroad tracks, or vacant land just west of the tracks on the east.

Facilities: Protected recharge area for town wells; part of a corridor of protected parcels along the river including Wright's Meadow, the Plymouth County Conservation Land and the Schumatuscacant River Strip

Parking: Curbside

Signage: None

Restrooms: None

Accessibility: Access to site only through low irregular Wright's Meadow land from Summer St. with no wheelchair-passable path. Access to land itself is restricted by a surrounding fence.

State Facilities

The following reflects findings of a survey by the Department of Environmental Management's (DEM's) Universal Accessibility group and field observations by project staff.

Ames Nowell State Park

Address: End of Linwood St. Park fronts on Chestnut St. and Linwood St. in Abington and on North Quincy Street in Brockton at a power line crossing, but has identifying signs only on Linwood St.

Signage: Direction signs on nearby major roads and Rte. 123 in Abington, none along bordering North Quincy St. in Brockton or Chestnut St. in Abington. Some signs in Park pointing to handicapped facilities

Facilities: Trails for horseback riding, hiking, biking and cross-country skiing, fishing in Cleveland Pond, but no allowed swimming. The trails rarely connect with surrounding areas and there is no camping. Fishing and boat access is by a very light duty metal dock.

Parking: A paved lot for cars at the entrance and informal parking near paths leading from entrance

Restrooms: At entrance

Accessibility: Limited Accessibility. The Department of Environmental Management's Universal Accessibility group noted limited accessibility along trails, at facilities or at the water's edge. It found: Contact Station: No Accessible Parking. Inaccessible building. Not fully accessible information display Comfort Station: Rough, ill-defined parking area. Inaccessible pathway, building, and facilities Picnicking and Picnicking and fishing areas are not fully accessible Fishing Areas: within acceptable distances from parking and toilets. Need drop-offs near picnic areas. Need new or improved pathways from drop-off and parking area Trails. The trails themselves were not evaluated, but DEM staff comments suggested that they are generally too rough for wheelchair use.

Project staff observations in June 2003 revealed that:

- The paved loop roadway from the contact station and the closer parking lot to the fishing area and dam came to within a few hundred feet of those destinations but the final access was by a rough, stony path.
- The roadway itself was gated shut at both ends with no staff available to open them. This precluded handicapped vans from getting near the water, and required canoers to portage from the parking lot to the pond.
- The small metal dock (given by the Holbrook Sportmens Club) was too narrow and shaky to give wheelchair-bound persons comfortable access to a boat
- The attractive new bridge just downstream from the dam was narrow and appeared inaccessible, given the rough path on either side of it.
- The few trails visited were too rough, root- crossed, stony, steep or wet to be wheelchair accessible.

See the following ADA Facility Inventory Forms for the preceding sites. They are in the same order as the preceding summaries.

